



**RAYNERS**  
TOWN & COUNTRY

TOWER PLACE,  
WARLINGHAM, SURREY, CR6 9PW

This stunning 4-bedroom townhouse, located in the exclusive 'Great Park' Berkeley Home development, offers an idyllic lifestyle in beautifully landscaped communal grounds, reserved exclusively for residents. One of only twelve homes of its type in Tower Place, this Georgian-style property boasts an elegant and spacious layout, ideal for modern family living. The home features an inviting entrance hall leading to a bright and airy kitchen/diner, separate study, and a comfortable lounge providing ample space for everyday living. Upstairs, the property includes four bedrooms, one ensuite alongside a family bathroom and an additional bathroom. The house also benefits from a private rear garden and garage. Residents enjoy access to a host of exclusive amenities, including two tennis courts, a children's play area, a cricket pitch, a bowls club, and a pavilion that hosts weekly activities. Surrounded by nature, the location is perfect for outdoor enthusiasts with nearby woodland walks, bridle paths, and golf courses. Local pubs and convenient bus routes to Warlingham and surrounding areas ensure a blend of tranquillity and convenience. This property offers a unique opportunity to join this sought-after community, where ownership, management, and membership of the estate fall under a resident-owned management company. Viewing is highly recommended to fully appreciate this beautifully presented home and its exceptional surroundings.







**Additional Information:**

**Maintenance charge approx. £1,818 per year to be verified through solicitors.**

**Tenure: Freehold**

**Local Authority: Tandridge District council**

**Council Tax Band: E**

**EPC Rating: D**

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

**[www.raynersproperties.com](http://www.raynersproperties.com)**

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

**Sales**  
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