

Asking Price: Offers Over £750,000

Kooringa | Warlingham | Surrey | CR6 9JP

Pollard Machin

estate agents since 1885

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Perfectly positioned at the end of a private road, this beautifully presented and architecturally distinctive home enjoys an elevated setting with stunning, far-reaching views over the Surrey Downs, along with a strong sense of privacy and seclusion. Offering an abundance of natural light and a real feeling of space, the property combines striking design with a highly versatile layout ideal for modern family living.

A welcoming open entrance leads into a bright and spacious landing, immediately setting the tone for the rest of the home, with a wonderful sense of flow throughout.

The upper level forms the heart of the home, comprising an impressive dual aspect lounge and dining area, where expansive picture windows perfectly frame the surrounding landscape, flooding the space with natural light. From this vantage point, the home takes on a calm, Scandinavian-inspired feel, with clean lines, warm natural materials and uninterrupted views creating a sense of openness and tranquillity.

Beautiful walnut flooring adds warmth and quality to the living space, while the architectural design ensures the home feels both distinctive and highly functional. French doors from the lounge open directly onto a private patio area, creating a seamless indoor-outdoor connection and enhancing the home's natural entertaining and "party house" feel.

The kitchen is well-appointed and complemented by a separate utility room, and this level also benefits from an additional bedroom and separate WC, providing excellent flexibility for guests, home working, or convenient day-to-day living.

From the patio, the space flows naturally to a raised terrace positioned to the side, where the property truly comes into its own. From here, you can enjoy stunning elevated views across the Surrey Downs, creating an exceptional setting for hosting, dining, or relaxing with friends and family. EPC Rating D. Council Tax Band G.











Kooringa Warlingham CR6

Approx. Gross Internal Area 2,086 sq. ft / 193.82 sq. meters

Whilist every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for Illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

Plan produced by AR Net Media-www.arnetmedia.uk

Key Features:

- Detached family home
- Approximately 2,086 sq. ft. (193.82 sq. m.)
- Impressive 34ft living/dining room
- Three/four double bedrooms
- Principal suite with dressing room and en-suite
- Spacious studio/family room with multiple potential uses
- Two bathrooms plus additional ground floor shower room
- Large private terrace

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

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Viewings strictly by appointment only

Pollard Machin Estate Agents
45 Limpsfield Road
Sanderstead
Surrey
CR2 9LA
Tel: 020 8657 4466

Email: sales@pollardmachin.co.uk
Web: www.pollardmachin.co.uk

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