



OFFERS IN EXCESS OF £2,500,000 FREEHOLD

ARRAN COURT, 1 BRIAR HILL, PURLEY, WEBB ESTATE, SURREY, CR8 3LF

ShineRocks
PROPERTY AGENTS

Arran Court which fronts both Silver Lane and Briar Hill, was built in 1939 by the Architect Edgar Range, FRIBA, for A G Wright Esq., OBE and was first featured in "The Ideal Home" in 1939, apparently attracting considerable architectural interest at the time. One of the outstanding houses to be found within the Webb Estate, situated on a unique plot, within walking distance of Purley town centre and railway station.

GABLED PORCH, ENTRANCE VESTIBULE, CLOAKROOM, GALLERIED RECEPTION HALL, DRAWING ROOM, SITTING ROOM, DINING ROOM, STUDY, KITCHEN/MORNING ROOM, BREAKFAST ROOM, UTILITY ROOM, STORE ROOM, WC, CELLAR, MASTER BEDROOM WITH EN SUITE DRESSING ROOM AND BATHROOM, FOUR FURTHER BEDROOMS, TWO EN SUITE SHOWER ROOMS, FAMILY BATHROOM, ATTIC ROOM, DOUBLE GARAGE. 45 - 78





DESCRIPTION Arran Court, built in 1939 in the style of an Elizabethan Manor House, can truly be described as possibly the most aesthetically pleasing and admired property to be found within the gates of this private estate and conservation area. This five/six bedroom, four bathroom, four reception room detached period style property is approached via a long sweeping block paved driveway, standing in approximately 1 1/2 acres of formal grounds. A pretty gabled entrance porch takes you into the impressive galleried Reception Hall with oak panelling and a 6'5 wide Minster stone fireplace with herringbone brick insets and french doors leading to the flagstone South terrace, WC, double aspect drawing room with Minster style fireplace and parquet flooring, kitchen/morning room with door to South terrace, dining room with open fireplace and parquet flooring, double aspect sitting room. Oak staircase rising to galleried large landing, double aspect master bedroom with en-suite dressing room and bathroom, 2 further en-suite bedrooms, 'North Wing' consisting of 2 bedrooms and a shower room, stairs to loft room/ bedroom six. Secluded South/South West facing grounds surround the property mainly to three sides. EPC 45 - 78

AMENITIES Arran Court is situated in a premier location, fronting both Silver Lane and Briar Hill. The property is located in a private road, in an exclusive conservation area, within the gates of The Webb Estate, a short stroll from The Lord Roberts on The Green with its coffee shop and deli offering artisan produce as well as your daily necessities including newspapers & milk. A 10-12 minute walk to Purley Town centre and railway station. Purley offers a host of high street brands including Tesco, Sainsbury's Local, Costa Coffee and Pizza Express, Laura Ashley, not to mention a varied selection of other restaurants, cafes and designer boutiques. Purley station is just a 10-12 minute walk benefitting from regular trains to East Croydon, with London Bridge/Victoria just 23 minutes away. The area is known for many excellent schools to include Wallington Boys and Girls, Woodcote, Whitgift, Croydon High, St David's and Cumner, to name but a few. There is easy access by car to the M25, M23, Gatwick Airport and the major motorway network making this a superb location for any commute.

OUTSIDE The property is approached through electronic gates, leading to a long block paved driveway giving access to additional parking and double garage. Mature grounds believed to extend to approaching 1 1/2 acres, surround the property mainly to three sides, Arran Court can truly be described as a Country House, situated in Park Like Grounds within an exclusive private Conservation area, often referred to as South London's best kept secret. A flag stone terrace is approached via the Drawing Room and Kitchen/Morning Room leading on to extensive lawns bordered by mature hedging, trees and shrubs.

EPC RATING
45 - 78

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.

VIEWING IS STRICTLY BY APPOINTMENT THROUGH SHINEROCKS

DRAFT DETAILS - AWAITING VENDOR'S APPROVAL SHINEROCKS

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