



PRICE £1,100,000 FREEHOLD

BAY TREES, 7 EAST PARKSIDE, WARLINGHAM, SURREY, CR6 9PY

**ShineRocks**  
PROPERTY AGENTS

A rare opportunity to purchase this lovely five bedroom family residence, located within a premier private development, surrounded by 84 acres of parkland, with a cricket pitch, tennis courts and children's play area. Situated within the gates of Greatpark offering peace, tranquility and a unique life style choice.

THE ACCOMMODATION COMPRISES: COVERED PORCH, RECEPTION HALL, WC, KITCHEN/BREAKFAST/FAMILY ROOM WITH CONSERVATORY END, UTILITY ROOM, LIVING ROOM, SITTING ROOM, DINING ROOM, GALLERIED LANDING, MASTER BEDROOM WITH EN-SUITE, BEDROOM TWO WITH EN-SUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM, DETACHED DOUBLE GARAGE.





**DESCRIPTION** An imposing five bedroom, three reception room, three bath/shower room detached double fronted family residence, located towards the end of a private road, situated within approximately 84 acres of parkland, within the gates of the exclusive Greatpark development in Warlingham. Covered porch, reception hall, WC, double aspect living room with fireplace overlooking parkland, dining room with French doors to rear garden, double aspect fully fitted kitchen/breakfast room with conservatory end and French doors to rear gardens, utility room, double aspect sitting room with views over parkland to the front. Staircase rising to large galleried landing overlooking parkland to the front, double aspect master bedroom with Juliet balcony overlooking parkland to the front, built-in wardrobes and newly fitted en-suite shower room, bedroom two with fitted wardrobes and newly fitted en-suite shower room, three further bedrooms (two with fitted wardrobes), bedroom five currently fitted as a study, newly fitted family bathroom. The property sits centrally within the plot overlooking acres of beautiful parkland. Front garden with sweeping gravel driveway leading to detached double garage. Rear garden surrounding the property to three sides.

**AMENITIES** Located within a short drive of Warlingham Village Green. Caterham town centre is about 4 miles. Upper Warlingham Station (Zone 6) is about 2.5 Miles and provides services to London Bridge and Victoria in approximately 30 minutes. The M25 (J6) is about 5.5 miles. There are local schools including a village primary school, Warlingham, Woldingham, Caterham Schools and Croydon High school for girls. Leisure facilities include cricket, tennis, 84 acres of parkland, close access to open countryside for walking, Woldingham Golf Club and a number of equestrian establishments. Sainsbury's supermarket is within a short drive.

**OUTSIDE FRONT GARDEN:** Sweeping gravel driveway leading to detached double garage. Mainly laid to lawn with a selection of mature shrubs and plants, gated access to rear garden. The front garden overlooks acres of private parkland.

**REAR GARDEN:** Approached via the conservatory, dining room and utility room, leading to rear paved terrace. The rear garden is fully fenced and surrounds the house to three sides, mainly laid to lawn with a selection of shrubs, trees and a dwarf box hedge with wooden arbour leading to a further small area of garden.

EPC 67 - 76

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TOTAL APPROX. FLOOR AREA 2863 SQ.FT. (266.0 SQ.M.)

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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 APPROVALSHINEROCKS

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