



OFFERS IN EXCESS OF £1,250,000 FREEHOLD

THE GATE HOUSE, 2 HIGHBARROW CLOSE, PURLEY, CR8 2JX

**ShineRocks**  
PROPERTY AGENTS

If you are looking for country style living in Purley, then The GateHouse, in our opinion offers a unique buying opportunity. Even though this lovely Sussex farmhouse style family home is within walking distance of Purley town centre and railway station, it is tucked away at the end of a private close/lane, situated towards the rear of a secluded plot with a professionally landscaped South facing garden, which has its own Gazebo with fully fitted Summer kitchen.

THE ACCOMMODATION COMPRISES: ENCLOSED PORCH, METER CUPBOARD, LOBBY, WC, RECEPTION HALL, FULLY FITTED KITCHEN/DINER, LIVING ROOM, SITTING ROOM, GALLERIED LANDING, PRINCIPAL BEDROOM WITH EN SUITE, BEDROOM TWO WITH EN SUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM, DOUBLE GARAGE, CAR PORT, GEZEBO WITH SUMMER KITCHEN.





**DESCRIPTION** A Sussex farm house style, five bedroom, three bathroom, two/three reception room, detached family residence, situated on a secluded plot at the end of a private lane. Approached via an electronically operated five bar gate, opening to a long gravel driveway, leading to an integral double garage with car port to the side. Professionally landscaped South facing garden with Gazebo and Summer kitchen. Covered porch, meter cupboard, lobby, cloaks cupboard, double height reception hall with roof lantern, WC, fully fitted double aspect kitchen open plan to dining room with French doors to South facing paved patio, utility room with door to garden, sitting room with fitted storage cupboards, treble aspect living room with fireplace. Staircase to spacious fully galleried landing, principal bedroom with fitted cupboards and en suite bathroom, bedroom two with en suite bathroom, three further bedrooms, family bathroom. Large gravel driveway with parking for several cars. Secluded mature South facing garden, garden shed.

**AMENITIES** The property is situated within easy reach of Purley town centre with railway station serving London Bridge, Victoria and Clapham Junction within 30/22/14 minutes. The property is situated within walking distance of Purley town centre, a prosperous and popular residential town with a host of high street brands including Tesco, Sainsbury's Local, Costa Coffee and Pizza Express, not to mention a varied selection of other restaurants, cafes and designer boutiques. Larger retailers such as DFS and IKEA are all within a short drive, located on the Purley Way. There is a good selection of state and private schools including, St Davids, Woodcote Schools, Cumner House, John Fisher, St Thomas More, Whitgift School and Croydon High for Girls, all within a short distance. Purley offers a choice of nearby sports facilities including Purley Leisure Centre, numerous golf clubs and the locally respected Purley Sports Club with its array of sports facilities including tennis, squash, bowls, hockey and cricket.

**OUTSIDE** Approached via a private lane, leading to an electronically operated five bar gate with entry phone system. Long gravel driveway, bordered by mature hedging and evergreen laurels, leading to turning area, integral double garage and car port. Paved pathway around the house, bordered by mature hedging, garden shed. The South facing garden is situated towards the front of the property, accessed from the kitchen/diner and utility room, leading to a large paved patio. The garden is both mature and secluded, having been professionally landscaped by the current owners, gravel walkway with arbour, leading to the gazebo with fully fitted summer kitchen, vegetable patch, level lawn.

**EPC 75 - 91**

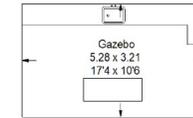
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### The Gate House, 2 Highbarrow Close, Purley, CR8 2JX

Approximate Gross Internal Area  
(Including Garage / External Cupboard / Excluding Gazebo)  
285.7 sq m / 3075 sq ft



(Not Shown In Actual  
Location / Orientation)



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2021 (ID613175)

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

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