



OFFERS IN EXCESS OF £1,400,000 FREEHOLD
THE WHITE HOUSE, 18 LIMPSFIELD ROAD, SANDERSTEAD, SOUTH CROYDON, SURREY,
CR2 9EA

ShineRocks
PROPERTY AGENTS

An important Grade II listed village house, set in grounds of approaching 3/4 of an acre and offering development potential to the rear subject to planning permission. The property is offered for sale on an unconditional basis only, it is our understanding that serious interest has previously been shown to potentially build three houses in the rear garden STPP, our Vendors have chosen not to pursue this option.

THE ACCOMMODATION COMPRISES: HALL, CLOAKROOM, LIVING ROOM, SITTING ROOM, SUN LOUNGE, FAMILY ROOM, DINING ROOM, STUDY, KITCHEN/BREAKFAST ROOM, PANTRY, UTILITY ROOM, SNUG, PRINCIPAL BEDROOM WITH EN SUITE DRESSING ROOM AND BATHROOM, BEDROOM TWO WITH EN SUITE, SITTING ROOM, FOUR FURTHER BEDROOMS, FAMILY BATHROOM. BARN/STORAGE. ENTERTAINMENT SUITE.





DESCRIPTION A unique Grade II listed, six bedroom, three/four bath/shower room, five/six reception room family residence, separate entertainment room with ancillary accommodation, which is reported to span eight centuries of history. Part of the structure is believed to have been built at the same time as the the ancient church of All Saints opposite, the rear section is a Victorian addition, with its white wash walls and ancient timbers, offering an abundance of old world charm. This substantial property has a front and rear staircase offering adaptable accommodation. Entrance hall, cloakroom, sitting room, living room, sun lounge, family room, dining room, playroom/study, kitchen/breakfast room, snug, utility room. Staircase to first floor landing, principal bedroom with en suite dressing room and bathroom, office/sitting area, bedroom two with en suite bathroom and door to secondary staircase, four further bedrooms, family bathroom. Set in delightful formal gardens of approximately three quarters of an acre with detached barn, entertainments room/ancillary accommodation and sweeping driveway. NOTE: Floor plan square footage includes outbuildings, barn storage and entertainments suite.

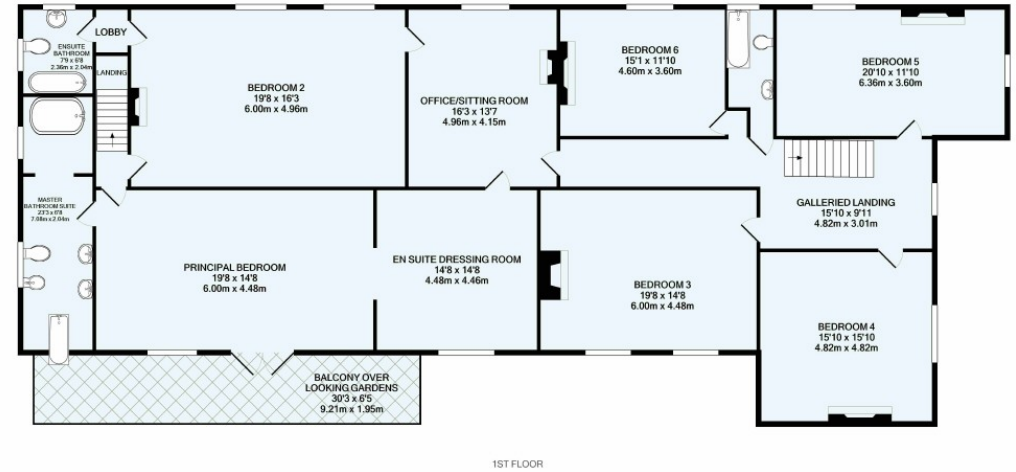
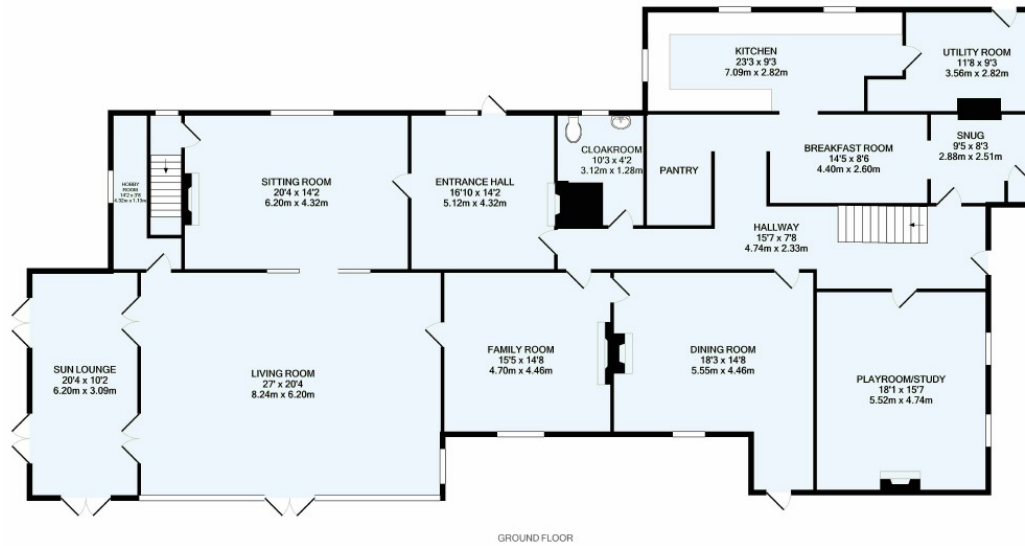
AMENITIES The property is situated in a central Sanderstead Village location, being within walking distance of local shops to include a post office, banks, newsagents, hairdressers, Waitrose Supermarket and restaurants, to name but a few. Local buses along Limpsfield Road serve Croydon Town Centre. Sanderstead, Purley Oaks and Purley Railway Stations are nearby serving London Bridge/Victoria and Clapham Junction within 21 / 25 / 16 minutes. Located within a few minutes walk of Gresham Primary School and approximately twelve minutes walk to Attwood school. Local sports facilities include tennis, cricket and golf clubs. Bromley and Croydon town centres are within easy reach, offering excellent shopping facilities to include the Whitgift Centre and Centrale, as well as East Croydon station with its fast connections to London and beyond. The M25/M23 are within easy reach serving Gatwick & Heathrow Airports as well as Brighton and beyond.

OUTSIDE The property has a wide frontage to the Limpsfield road, located in the centre of Sanderstead Village, hidden mostly behind a high wall and approached via electric gates leading to a long driveway and parking area. Detached barn currently used for storage, detached entertainment suite. Grounds of approaching $\frac{3}{4}$ of an acre. The main gardens are accessed via the dining room, sun lounge and living room, leading to large paved terrace with ornamental pond. The secluded garden has two main lawn areas and is bordered by mature trees.

EPC 65 - 84

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TOTAL APPROX. FLOOR AREA 6505 SQ.FT. (604.3 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 APPROVAL

ShineRocks 4 Russell Parade Russell Hill Road Purley Surrey CR8 2LE Tel: 020 8660 2010
ShineRocks Park Lane Office Tel: 020 7409 8341
www.shinerocks.co.uk Email: enquiries@shinerocks.co.uk

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