



RED COTTAGE, ROSE WALK, PURLEY, CR8

£1,475,000

FREEHOLD

Winkworth





RED COTTAGE

ROSE WALK, PURLEY, CR8

THIS BEAUTIFUL THREE BEDROOM DETACHED HOUSE IS LOCATED ON A PRIVATE GATED ROAD WITHIN THE PRESTIGIOUS WEBB ESTATE

The Webb Estate, Purley, a residential conservation area, about 12 miles South of London. Originally farmland of around 260 acres, this secluded and exclusive area has retained its atmosphere of tranquility for over 100 years. It was conceived and constructed by William Webb who acquired the land in 1888.

Purley Station Town Centre is just over 1 mile away. Its close proximity to London makes Purley ideal for commuters – the A23 road also heads right into the capital. The M25 and M23 are less than six miles away granting easy access to Gatwick and Heathrow airports. Otherwise, by train the town is on the main London-to-Brighton railway line. You can reach London Bridge within 25 mins or London Victoria in approximately 23 mins. The town centre has plenty of useful independent and high street shops, restaurants, cafes, pubs, gyms and supermarkets.

The area is renowned for many excellent state and private schools locally, which include Cumnor House School for Girls and Nursery that are both within a short walk, Cumnor House Boys School, the John Fisher School - a high performing Catholic all boys state school, Laleham Lea Primary School - a co-educational prep-school, Oakwood School - a co-educational Catholic primary and Riddlesdown Collegiate. Grammar and Independent schools include: Wallington Girls, Whitgift, Wilsons, Woodcote, Christchurch and Beaumont. Purley Sports Club is also close by.



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Full of charm and character, offering flexible accommodation of approximately 2200 sq/ft, this three bedroom detached house has been lovingly cared for by the current owners. Red Cottage was built in 1905 and occupies a plot fronting Rose Walk, with Promenade De Verdun to the rear. The property does offer scope to extend subject to the normal planning consents.

Upon entering the property you are greeted with a bright and welcoming reception hall with an attractive inglenook style fireplace with wood burner, and the living space comprises; a large dual aspect living room with double doors leading into the conservatory which has underfloor heating and french doors opening into the garden, a large spacious kitchen breakfast room with an Aga, and an adjacent utility room which both have doors into the garden, a separate formal double aspect dining room, and a downstairs cloakroom.

Upstairs continues to impress. The principal bedroom benefits from a generous ensuite bathroom, with two further good size double bedrooms, which both have fitted wardrobes and are served by a well-appointed family shower room.

The fabulous secluded rear garden is a delight, with a patio, decking, and a choice of seating areas, lawn, and a selection of trees, shrubs, and mature hedge borders. All complimented by two useful garden sheds.

The converted garage is now used as a studio/home office, and is approached via Promenade De Verdun with off street parking. At the front of the property is brick boundary wall, with rose flower beds and steps up to the level lawned areas, and a pathway to the striking red front door.

All in all a superb cottage style house in a fantastic tranquil setting.



BANSTEAD OFFICE

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AT A GLANCE...

- Private Gated Road
- Reception Hall
- Living Room - 22'11" x 17'4" (6.99m x 5.28m)
- Dining Room - 15'1" x 10'5" (4.60m x 3.17m)
- Kitchen - 17'8" x 15'8" (5.39m x 4.78m)
- Utility Room
- Conservatory - 23'11" x 8'9" (7.28m x 2.67m)
- WC
- Bedroom 1 - 17'11" x 13'4" (5.47m x 4.06m)
- Ensuite Bathroom
- Bedroom 2 - 18'3" x 9'11" (5.57m x 3.01m)
- Bedroom 3 - 9'9" x 9'9" (2.96m x 2.96m)
- Shower Room
- Secluded Garden
- Garage/Studio - 17'0" x 15'6" (5.18m x 4.72m)
- Gated Off Street Parking
- Council Tax - Band G



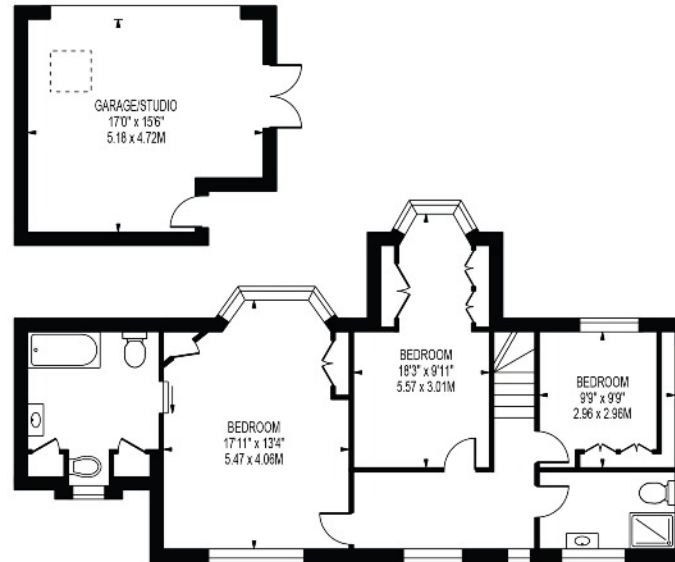


ROSE WALK

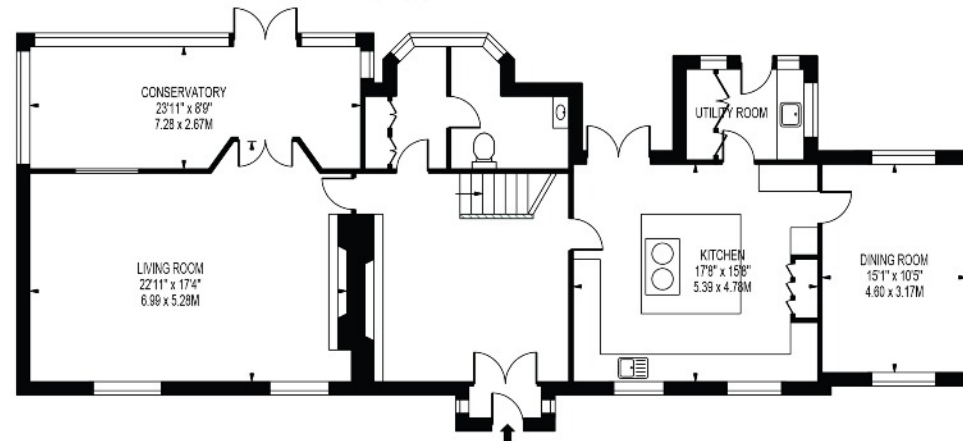
APPROXIMATE GROSS INTERNAL FLOOR AREA: 2201 SQ FT - 204.44 SQ M

(EXCLUDING GARAGE/STUDIO)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE/STUDIO: 244 SQ FT - 22.64 SQ M



FIRST FLOOR



GROUND FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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See things differently.