



COURT COTTAGE, FARM DRIVE, PURLEY, CR8

OFFERS IN EXCESS OF **£1,000,000**

FREEHOLD

Winkworth





COURT COTTAGE

FARM DRIVE, PURLEY, CR8

THIS ATTRACTIVE THREE BEDROOM SEMI DETACHED BUNGALOW OCCUPIES A FANTASTIC PLOT SET WITHIN THE PRIVATE AND 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 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.



COURT COTTAGE

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Full of charm and character, offering flexible accommodation of approximately 2250 sq/ft, this three/four bedroom bungalow has been lovingly cared for by the current owner, but would benefit from some modernisation. Occupying a plot of 0.5 acres the property does offer scope to extend subject to the normal planning consents.

Upon entering the property you are greeted with a bright and spacious entrance hall and the living space comprises; a large reception room with original feature fireplace and a door to the garden, a separate dining room with a single door to the garden, a fitted kitchen with some integrated appliances and an adjoining garden room which affords a lovely view of the garden.

The principal bedroom benefits from a generous ensuite bathroom, the guest room can be used as a bedroom or second living room and also has its own bathroom upstairs, the third bedroom is on the main first floor with another small room in the adjoining eaves which is used as a study. A fourth bedroom/dressing room and family bathroom with separate WC complete the accommodation.

The front private forecourt provides off street parking for several cars, and access to the tandem garage. The fabulous rear gardens are a delight, with patio and seating areas, large lawn, and a selection of mature trees, hedges, and shrubs. All complimented by two useful brick built storage buildings and a greenhouse.



BANSTEAD OFFICE

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AT A GLANCE...

- Hallway
- Living Room - 23'3" x 15'0" (7.09m x 4.57m)
- Dining Room - 16'0" x 11'1" (4.87m x 3.39m)
- Kitchen - 11'5" x 11'2" (3.48m x 3.30m)
- Garden Room - 15'3" x 14'3" (4.64m x 4.35m)
- Study - 16'8" x 9'10" (5.07m x 3.00m)
- WC
- Bedroom 1 - 13'4" x 12'5" (4.06m x 3.78m)
- Ensuite Bathroom
- Bedroom 2 - 15'0" x 11'1" (4.58m x 3.37m)
- Family Bathroom
- Guest Room - 16'2" x 13'7" (4.94m x 4.15m)
- Guest Bathroom
- Bedroom 4 / Dressing Room - 13'5" x 7'3" (4.10m x 2.21m)
- Large Garden
- Large Tandem Garage - 39'1" x 12'0" (11.91m x 3.66m)
- Outbuilding 1 - 16'0" x 10'5" (4.87m x 3.18m)
- Outbuilding 2 - 10'5" x 10'0" (3.18m x 3.04m)
- Greenhouse - 14'4" x 8'2" (4.37m x 2.48m)
- Council Tax - Band G

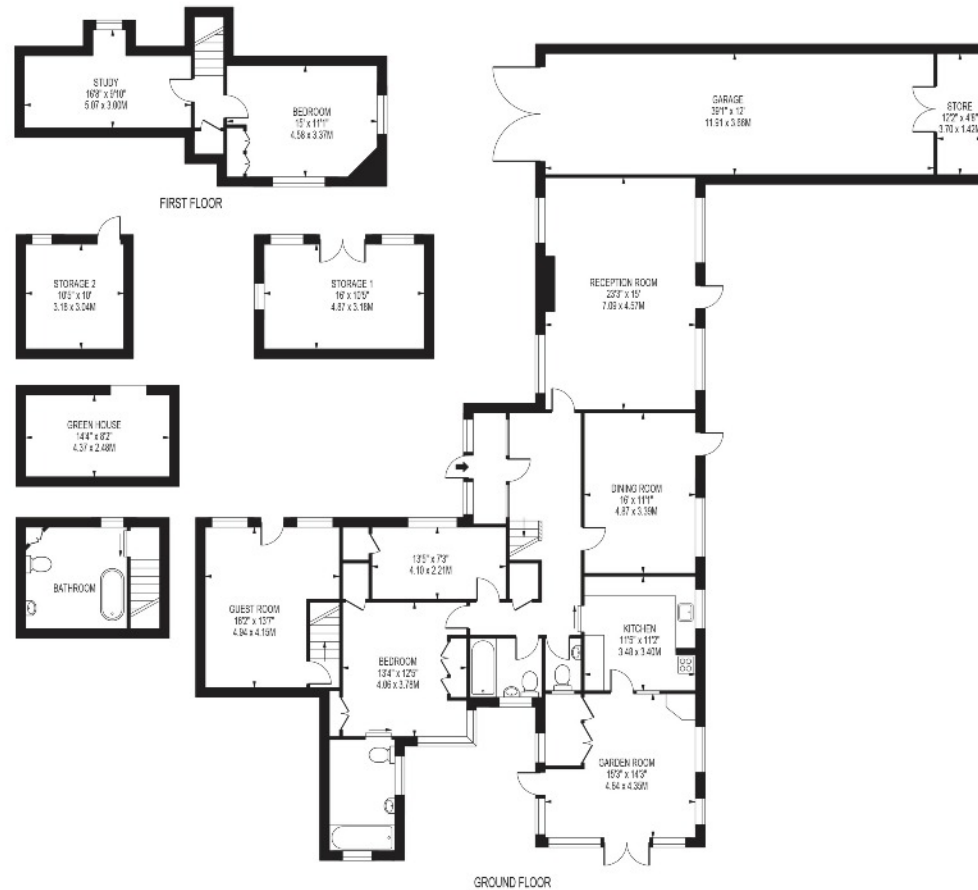




COURT COTTAGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1900 SQ FT - 176.61 SQ M**
 (EXCLUDING GUEST ROOM, BATHROOM, GARAGE, STORE, GREEN HOUSE & STOREAGES)

APPROXIMATE GROSS INTERNAL AREA OF GUEST ROOM: **221 SQ FT - 20.50 SQ M**
 APPROXIMATE GROSS INTERNAL AREA OF BATHROOM: **133 SQ FT - 12.38 SQ M**
 APPROXIMATE GROSS INTERNAL AREA OF GARAGE: **469 SQ FT - 43.59 SQ M**
 APPROXIMATE GROSS INTERNAL AREA OF STORE: **67 SQ FT - 6.26 SQ M**
 APPROXIMATE GROSS INTERNAL AREA OF GREEN HOUSE: **117 SQ FT - 10.84 SQ M**
 APPROXIMATE GROSS INTERNAL AREA OF STORAGE 1: **167 SQ FT - 15.49 SQ M**
 APPROXIMATE GROSS INTERNAL AREA OF STORAGE 2: **104 SQ FT - 9.67 SQ M**



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	87
(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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Winkworth

See things differently.