Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

Spindlewood, Farm Drive
Purley
CR8 3LP

Are you tired of searching for the perfect home, only to find that it doesn't quite meet your expectations? Have you ever considered building your own home with a modern specification for now and the future? Well, if that's the case, Spindlewood could be the one

OIEO
£1,250,000

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- Rare opportunity on private plot of 0.6 acres
- OPEN MORNING ON SATURDAY 14th NOVEMBER
- Close to local transport links, amenities and schools
- South facing plot
- Planning permission for a new house of ca 3500 sq ft
- Set on the prestigious Webb Estate
- Offered with no onward chain
- Alternate planning approved to extend existing footprint







PROPERTY DESCRIPTION

Guide price of £1,250,000 - £1,350,000

In a market where there are an ever increasing number of properties on the market for buyers to choose from, it is always an absolute pleasure to bring something that breaks the mould, and offers any number of different options, let alone something that is in one of the best locations within the sought after Webb Estate, and sat on a secluded plot of some 0.6 acres.

Spindlewood is currently a single storey property that offers three bedrooms and accommodation of around 1320 sq ft, and has the benefit of two separate planning applications to further extend the existing footprint, whilst recently also gaining planning permission to knock down the existing bungalow and build a brand new detached two-storey home of approximately 3500 sq ft. Further information can be obtained on the London Borough of Croydon Council planning portal, quoting planning reference number 26/01814/FUL, granted on October 20th.

In addition to the existing building, Spindlewood also has the benefit of a newly constructed garden studio, adding a modern dimension to the property, not to mention some further 1132 sq ft of space, with its wood clad exterior and three separate areas which separately or together provide a range of different uses, from office space to leisure facilities and more besides. There is also a detached garage and separate summer house, giving the outside space genuine diversity, within a beautiful, secluded plot and location.



















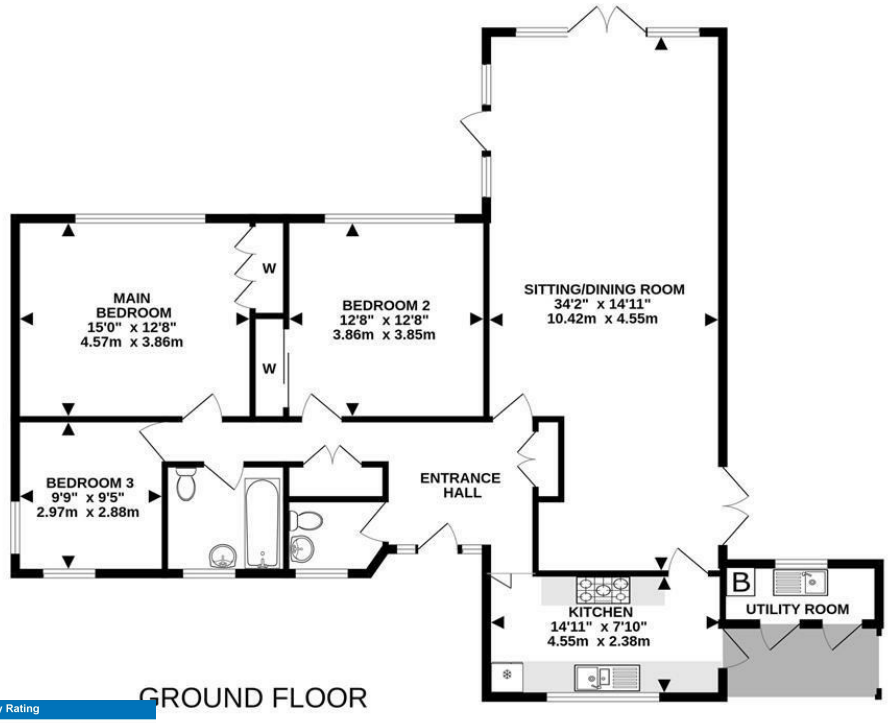


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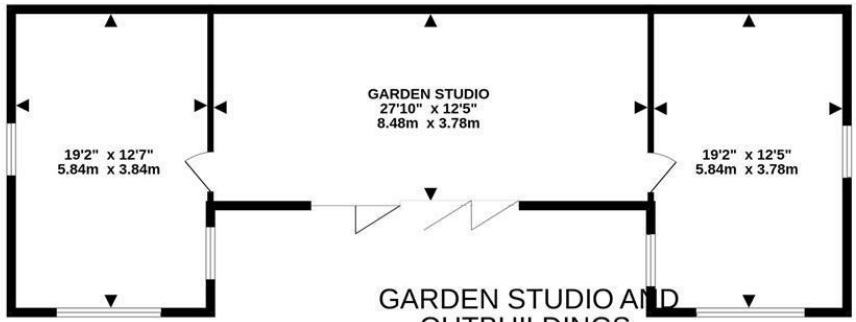
The Webb Estate is well known to be one of the most premium postcodes this side of London, with very close proximity to Purley. Purley sits right on the border between leafy green Surrey, and the big City of London, and offers the best of both. London Victoria is just a 24 minute train from Purley mainline station, with services running via Clapham Junction, this along with the 3 others stations in the proximity, allows plenty of commuting options. Private schools in the area include Whitgift, Cumnor House, Laleham Lea, Oakwood School & St Davids School. For recreation David Lloyd Purley can accommodate your sports & leisure needs, and Purley Downs Golf club is a top 100 listed club.

The property is offered with no onward chain, and we would be happy to arrange a private viewing of both the plot and bungalow.

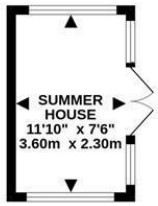
For further information or to arrange a private viewing, please contact Peter Kennedy or a member of the sales team on 01737 817718

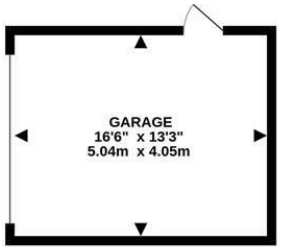


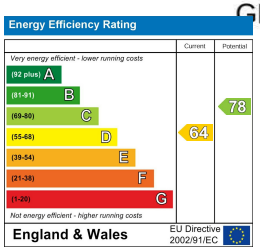
GROUND FLOOR



GARDEN STUDIO AND OUTBUILDINGS







MAIN DWELLING 122.7 SQ.M (1320 SQ.FT)OUTBUILDINGS 105.1 SQ.M (1132 SQ.FT)

TOTAL FLOOR AREA : 2452 sq.ft. (227.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Spindlewood, Farm Drive

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
EPC RATING: D
COUNCIL: Croydon
TAX BAND: G

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kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT

Kennedys Residential Ltd - Company Number: 09252025