



MONOCHROME | HOMES

Offers in the region of

2A Ridley Road, Warlingham, CR6 9LR

Property Summary

OVERVIEW

Set on a sought-after private road in Warlingham, Jonjezlee is a substantial four-bedroom detached home occupying an impressive plot of approximately 0.35 acres. Set behind gates with a large private driveway, the property offers approximately 2,378 sq ft of accommodation including the garage. The generous plot and existing footprint provide excellent scope to extend, remodel or redevelop the property into a significantly larger family home, subject to the necessary planning permissions, making this a rare opportunity in a highly desirable location.

Overview

Occupying an exceptional plot of approximately 0.35 acres on a highly sought-after private road in Warlingham, Jonjezlee represents an exciting opportunity to acquire a substantial detached family home with considerable scope for further enhancement and development, subject to the necessary planning permissions.

Set well back from the road behind a gated entrance and substantial private driveway, the property enjoys an impressive degree of privacy and a particularly generous overall plot. The existing accommodation extends to approximately 2,378 sq ft including the garage, providing an excellent footprint from which a purchaser could create a significantly enhanced family home.

The current accommodation comprises four bedrooms and two bathrooms, together with a spacious reception/living room, separate dining room, conservatory, utility room, ground-floor WC and entrance lobby, in addition to the integral garage.

However, it is the scale of the land and the property's position within its plot that sets this home apart. With approximately 0.35 acres available, there is substantial potential to extend, remodel or comprehensively redevelop the existing property to create a bespoke residence of considerably greater scale and specification, subject to planning consent.

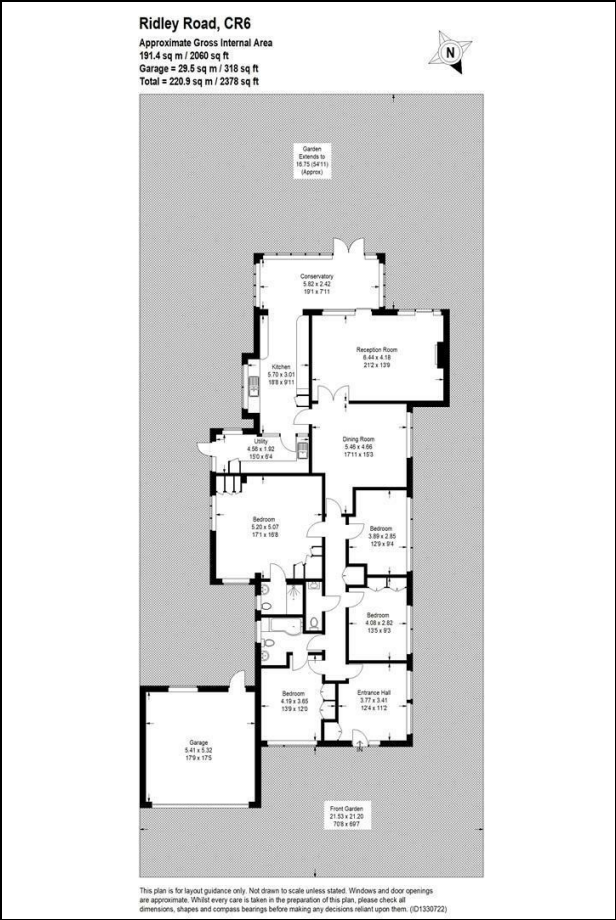
The expansive frontage, gated approach and generous driveway further enhance the property's presence, while the surrounding grounds provide the space required for a purchaser to explore a variety of architectural possibilities.

Situated on one of Warlingham's desirable private roads, this is a rare opportunity for buyers, developers or those looking to create a long-term family home to secure a substantial plot in a premium residential setting with significant future potential.

Location

Ridley Road is a highly sought-after private residential road in Warlingham, characterised by substantial detached homes, generous plots and a peaceful setting while remaining within easy reach of the village centre. Warlingham itself is one of Surrey's most desirable residential locations, offering a strong selection of local shops, cafés, restaurants and amenities, together with excellent access to surrounding countryside.

The area is particularly popular with families due to its well-regarded schools and convenient transport connections. Upper Warlingham and Whyteleafe stations provide services towards London, while the M25 and M23 are readily accessible. Property values reflect the strength of the location, with detached homes across the CR6 area averaging approximately £850,000–£870,000 over the last 12 months, while Ridley Road has historically achieved significantly higher values for its larger detached residences.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

MONOCHROME HOMES CATERHAM
MONOCHROME HOMES COULSDON
T: 01737 400 096 | E: HELLO@MONOCHROMEHOMES.CO.UK | MONOCHROMEHOMES.CO.UK

