



Tugwood Close, Netherne on the Hill, Coulsdon, CR5

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Tugwood Close, Netherne on the Hill, Coulsdon, CR5

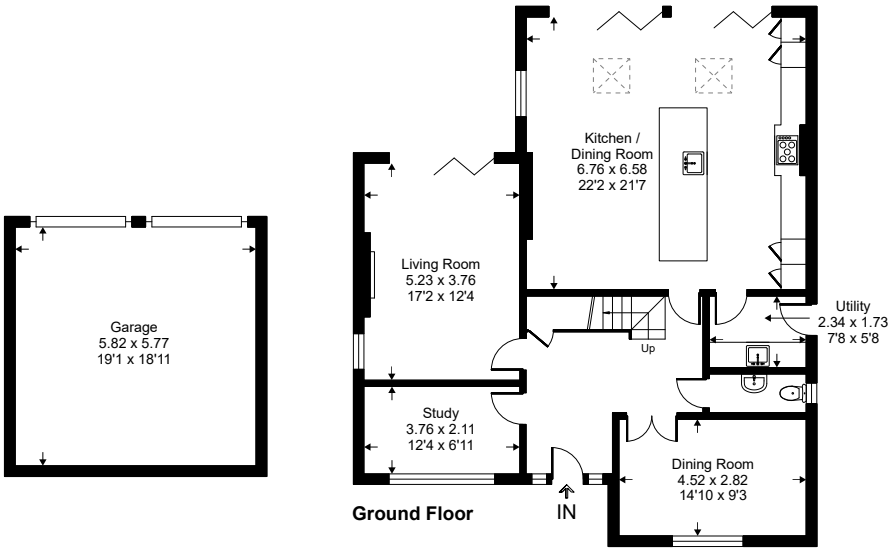
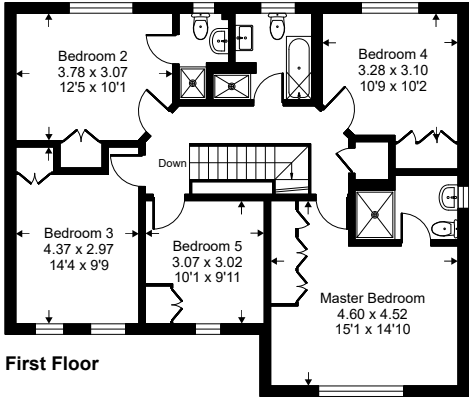


- Five great double bedrooms, two with ensembles
- Incredible, luxury fitted kitchen/family room
- Beautiful living space with bi-fold doors
- Dining room and study
- Double garage and spacious private driveway
- Gym, swimming pool and local shop

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Approximate Gross Internal Area = 197 sq m / 2123 sq ft
Approximate Garage Internal Area = 34 sq m / 361 sq ft
Approximate Total Internal Area = 231 sq m / 2484 sq ft



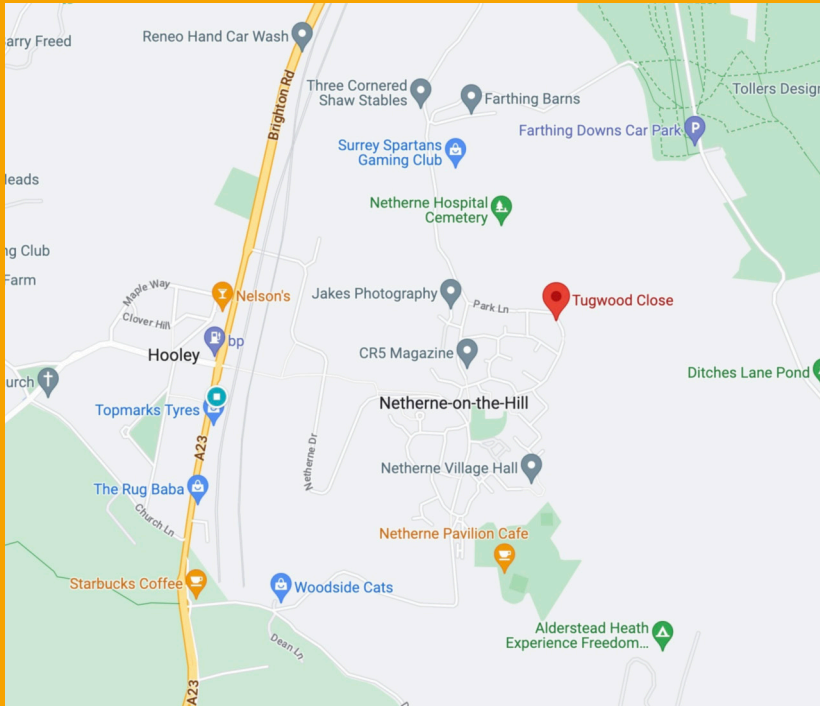
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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This outstanding five-bedroom executive home boasts all the luxury you would expect with modern living, nestling quietly at the edge of Netherne with breath-taking views over greenbelt countryside. Step over the threshold into a spacious reception hall. The recently extended kitchen/family room is the true hub of this home with an extensive range of “Wren, Elements” metallic gloss units with ample granite worksurface and integrated Bosch, Neff and AEG appliances and “Faber” extractor hood. The monolith island, also with granite top, has a breakfast bar and a butler sink with 4 in 1 “Quooker” tap. There is room for a large family table and the dual bi-fold doors beautifully bring the outside, in.

The living room looks out to the garden through bi-fold doors. The office is well appointed if you work from home, with a separate dining room. A utility room, personally designed and professionally installed for dog grooming, and a cloakroom conclude the downstairs accommodation. Off a spacious landing are five double bedrooms, the principal suite with fitted wardrobes and new ensuite shower room, the guest room also with ensuite shower and a well-appointed family bathroom. The rear garden is private and has been landscaped with two entertaining patio spaces. To the front is a brick paved private drive and a double garage with two remote up and over doors.

Tugwood Close, Netherne on the Hill,



LOCATION

Situated in a conservation area in the popular Netherne on the Hill village, the property is set within 180 acres of greenbelt land and provides a thriving community offering a balance between countryside living and modern amenities. The history of Netherne lives on with the renovation of the original Water Tower and hospital buildings into luxury apartments along with the village hall and conversion of St Lukes Church into an exclusive resident's only gym complex with swimming pool. Other local facilities include local convenience store, a village green with cricket pitch and pavilion cafe and tennis courts.

TRANSPORT

Within easy reach of the A25, M23, M25 and Gatwick Airport, with a bus service providing access to Coulsdon and Purley, and south of the M25

DISTANCE TO STATIONS FROM PROPERTY BY ROAD

• 3.0 miles to Coulsdon South Station • 3.6 miles to Coulsdon Town Station



DID YOU LIKE WHAT YOU'VE JUST SEEN?

Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

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