



Addington House,  
Boundary Way  
CRO





# Addington House Boundary Way Surrey

A simply exceptional Grade II listed 15th century residence with latter additions, formerly the summer home of the Archbishop of Canterbury and part of the Addington Palace estate.



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# Simply luxurious...

Nestled away on secluded grounds approaching 1.3 acres in the Addington Village Conservation Area, this phenomenal six bedroom detached property dating back to circa 1450, has been elegantly updated to maintain an abundance of character while offering a grand residence ideal for modern family living with exceptional schools and amenities nearby.

Retaining a wealth of period features throughout this enchanting property, Addington House boasts medieval beams, original inglenook fireplaces, 15th/16th-century staircases and a Tudor bread oven.

Having been extended over the centuries, stunning Georgian features set the scene with an appropriate grand double door that opens on to an impressive entrance hall. Seven versatile reception rooms, a traditional kitchen, utility room and two cloakrooms make up the ground floor, including a substantial party/music room - formerly a Brew House.

The lower ground floor hosts a wonderful cinema room, games room and wellness suite as well as a magnificent wine cellar with beautiful exposed brickwork.

Spread across the first floor are six well proportioned, bright and airy bedrooms including a spectacular principal suite with a dressing room and bathroom while the upper floor benefits from two further contemporary bathrooms.

Outside, the property benefits from a triple garage with loft space above and secluded landscaped grounds.

To the east of the plot is an array of trees including a walnut tree, lime tree, fig tree and various yew trees thought to be over 500 years old. There is also wild area to the rear of the garden. The hub of the gardens is a fantastic outside entertaining area equipped with a heated swimming pool as well as a fantastic bar area and plenty of space for sun lounging and relaxing.





# Location

This property is well situated close to The Addington Golf Club and Spring Park and is well placed for access into Croydon Town Centre with its extensive shopping facilities and East Croydon Rail Station with direct services to London Bridge and Victoria, in about 14 and 16 minutes respectively.

The property provides vehicular access to Biggin Hill Airport, Gatwick Airport and Heathrow Airport and is in easy reach of the M25 and M23 as well as the national motorway network.

There are schools in both the state and private sectors for boys and girls of all ages including Royal Russell School, Whitgift, Trinity, The Cedars, Shirley High School and Old Palace. A foundation coach service also provides access to the Dulwich foundation schools.

Leisure facilities include local swimming pools, tennis courts, public and private golf courses including Addington Palace and Shirley Park.

# Tenure

Freehold

# Guide price

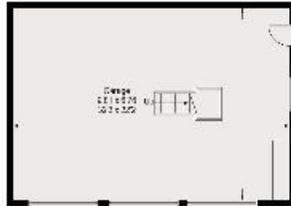
The guide price is available on request



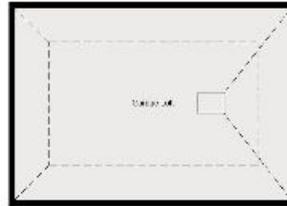
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Approximate Gross Internal Area = 609.5 sq m / 6559 sq ft  
 Garage = 132.3 sq m / 1424 sq ft  
 Cellar = 25.5 sq m / 274 sq ft  
 Total = 767.3 sq m / 8257 sq ft



Garage - Ground Floor  
 (Not Shown In Actual Location / Orientation)



Garage - First Floor



Cellar



Basement

Ground Floor



First Floor

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We would be delighted to tell you more.

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Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2020. Photographs and videos dated February 2020.

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