



ADDINGTON HOUSE

ADDINGTON, CRO



AN EXCEPTIONAL GRADE II LISTED RESIDENCE OF OVER 8,000 SQ FT

Formally the Archbishop of Canterbury's summer residence and part of the Addington Palace estate. Set in 1.3 acres in Addington Village Conservation Area, this seven bedroom property blends historical character with modern comforts, close to top schools and amenities.



Local Authority: Croydon Council

Council Tax band: H

Tenure: Freehold



THE PROPERTY

Nestled away on secluded grounds approaching 1.3 acres in the Addington Village Conservation Area, this phenomenal seven bedroom detached property dating back to circa 1450, has been elegantly updated to maintain an abundance of historical 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 boasts medieval beams, original inglenook fireplaces and window shutters, 15th/16th-century staircases and a Tudor bread oven. Stunning Georgian features set the scene with a grand double door that opens on to an impressive entrance hall and staircase.

The house is approached via secure automatic gates with an intercom system, opening onto a generous driveway providing ample parking for several vehicles. A charming small courtyard sits to the side of the house under the gaze of ancient Yew trees.









ACCOMMODATION

The ground floor offers six versatile reception rooms, including a charming morning room, elegant drawing room, and formal dining room, ideal for both everyday living and entertaining. The traditional kitchen is fitted with granite worktops, a central island and a four-oven electric and gas AGA. An adjoining utility room adds to the practicality of the space.

Steeped in history, the sitting room occupies part of the house dating back to the 15th century and features a Tudor bread oven and a characterful Inglenook fireplace. From here, a staircase leads to the lower ground floor, which boasts a games room, an additional bedroom, and a luxurious wellness suite complete with a sauna, plunge bath, and a wine cellar with stunning exposed brickwork.

Returning upstairs to the ground floor you will also find a spacious study and an impressive party/music room, formerly a Brewhouse, offering excellent potential for entertaining or creative use. Two cloakrooms complete the ground floor accommodation.







FIRST FLOOR & LOCATION

The first floor is home to six generously sized, bright and airy bedrooms, including a spectacular principal suite with a dressing room and a luxurious en suite featuring a roll-top bath and separate walk-in shower. Two additional contemporary, well-appointed bathrooms complete the accommodation on this level.

Situated close to The Addington Golf Club and Spring Park yet well placed for access into Croydon town centre with its extensive shopping facilities. Leisure facilities include local swimming pools, tennis courts, public and private golf courses including Addington Palace and Shirley Park as well as Addington Cricket club on your doorstep.

East Croydon Railway Station has 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, Croydon High School and Old Palace. A foundation coach service also provides access to the Dulwich foundation schools.







GROUNDS & GARDEN

The beautifully landscaped and secluded gardens are a standout feature, with a large, level lawn at the centre, surrounded by a rich variety of mature trees and shrubs. These include a walnut tree, lime tree, fig tree, with some believed to be over 500 years old. A natural, wild area at the rear adds to the garden's sense of depth and tranquillity.

At the heart of the outdoor space is an exceptional entertaining area, featuring a heated swimming pool with safety cover, offering complete privacy. Beside it, a stylish outdoor kitchen and bar area provides the perfect setting for alfresco dining and relaxation, with ample space for sun loungers and social gatherings.

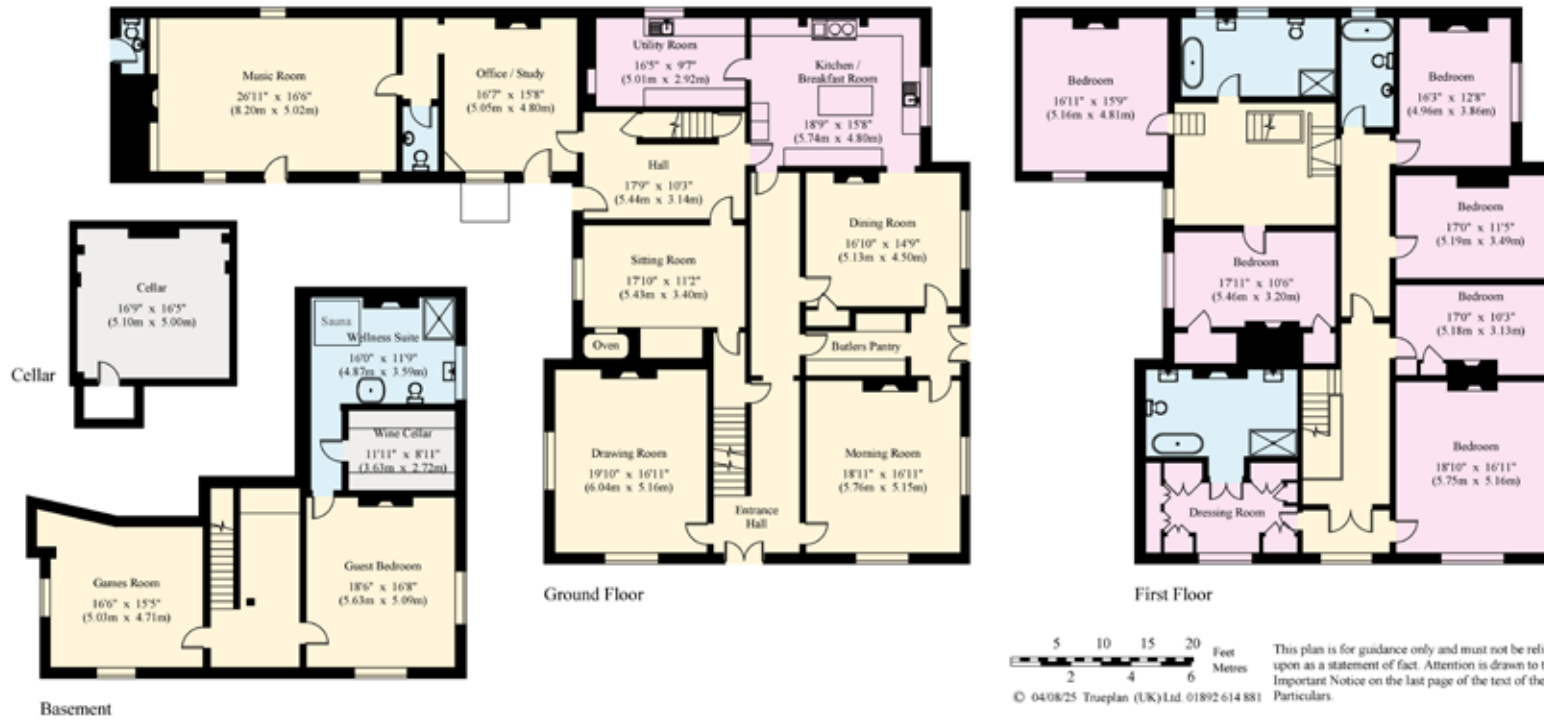
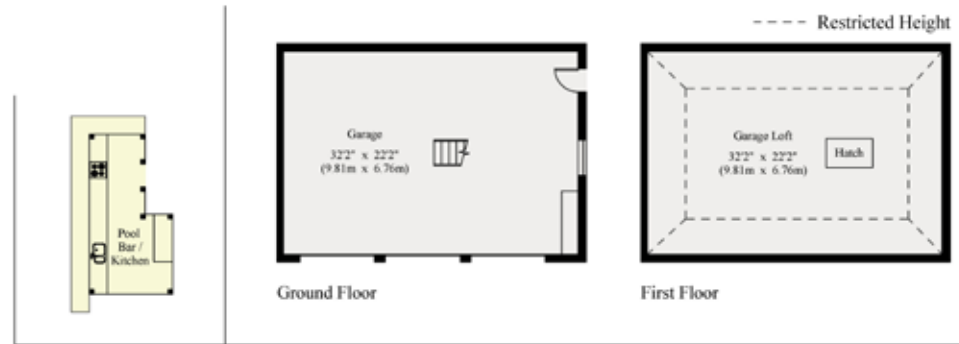




Addington House

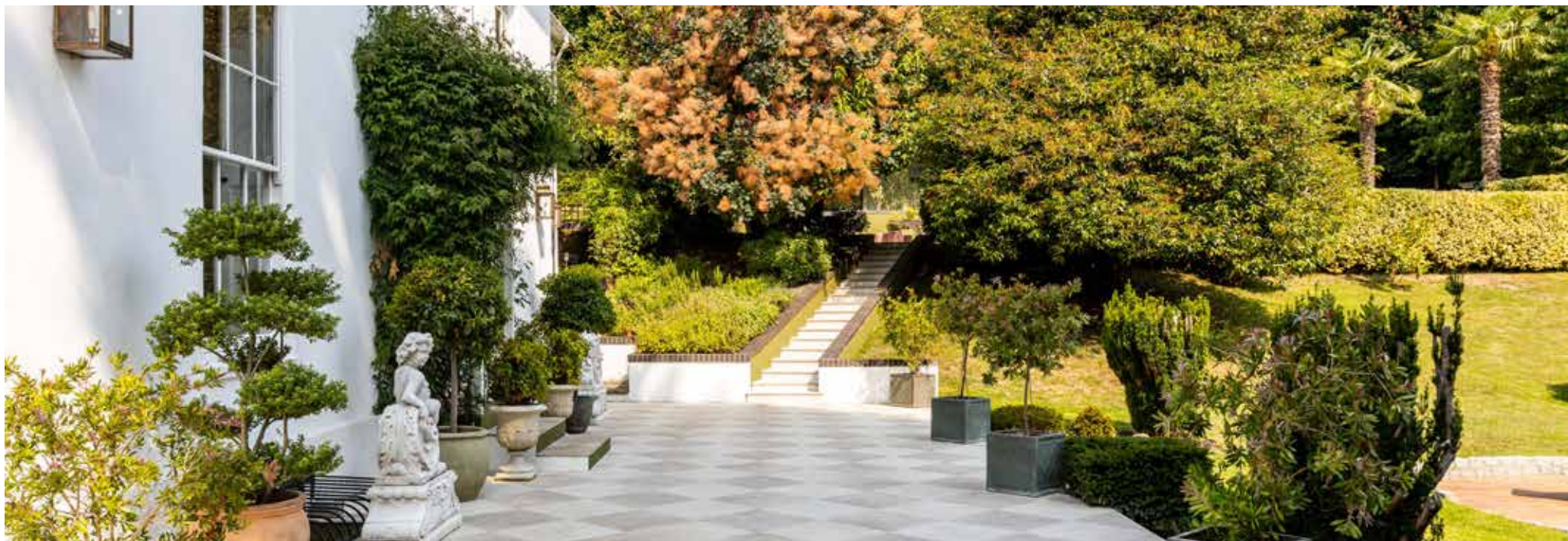
House - Gross Internal Area : 635.0 sq.m (6833 sq.ft.)
(Including Cellar)

Garage - Gross Internal Area : 132.3 sq.m (1424 sq.ft.)



Approximate Gross Internal Area = 767.3 sq.m / 8257 sq.ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Matthew Hodder-Williams

M: +44 7929 793 159 T: +44 17 3274 4460

E: matthew.hodder-williams@knightfrank.com

Knight Frank Sevenoaks

113-117 High Street, Sevenoaks, Kent

TN13 1UP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2025. Photographs and videos dated August 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



**Knight
Frank**

