

Sunnyside House, 27 Hayes Lane, Kenley - CR8 5LE

Guide Price £2,000,000

FINE & COUNTRY









27 Hayes Lane

Kenley

An outstanding example of a tastefully restored Victorian six bedroom residence standing within large beautifully landscaped ground of half an acre, a short walk from Kenley train station. This attractive family residence provides over 5,700 sq ft of elegant accommodation arranged over three floors perfect for a large family in privacy. The interior is presented in a sophisticated style with an impressive seven living rooms and six bedrooms, all of generous proportions. The sheer attention to detail is evident throughout what was originally a villa, built on a grand scale after the railway arrived in Kenley.
Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Charming Period Victorian 'Villa' Arranged over Three Floors
- Annexe Potential is Required
- Landcaped Grounds of Approximately Half an Acre
- Impressive Wine Store & Cellar
- Easy Walking Distance of Kenley Station
- Secure Gated Driveway with Double Garage
- Six Elegant Reception Rooms with a Wealth of Original Features







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Sunnyside House is an elegant and beautifully appointed Victorian residence, combining an abundance of period charm with refined contemporary styling. Set behind a gated entrance, the property enjoys a wonderful sense of privacy, with generous accommodation arranged over three floors.

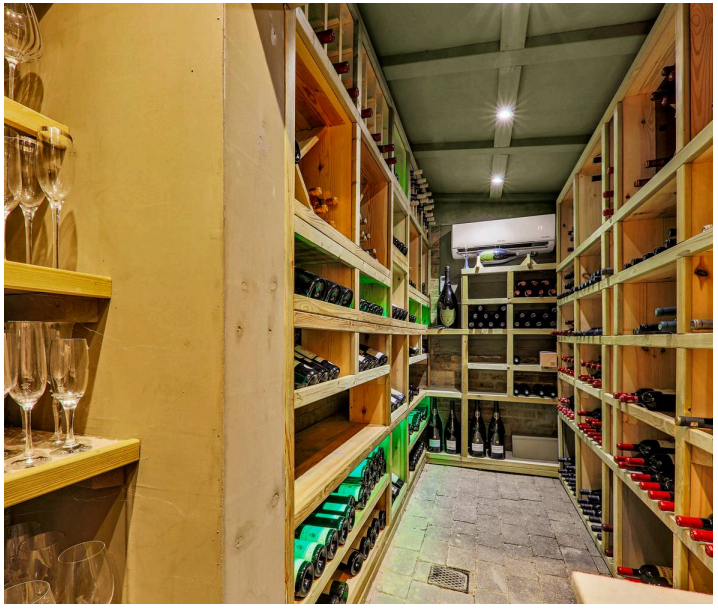
The approach is via a brick-paved driveway, providing ample turning space and secure parking and ample turning space for several vehicles alongside access to the garage.

An inviting entrance porch opens into a spacious reception hall, where solid wood flooring sets the tone for the character and quality that continue throughout the home. The principal drawing room is a particularly distinguished reception space, rich in original architectural detail, including leaded windows, decorative panelling, oak flooring and an ornate ceiling. A striking bay window and impressive ceiling height combine to create a room of considerable elegance and grandeur.

Enjoying views across the garden, the games room and study provide a relaxed yet characterful setting, enhanced by oak flooring and a period fireplace. The separate sitting room is equally appealing, with a bay window framing the garden outlook and a contemporary media wall introducing a stylish modern touch.







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Further ground floor amenities include a bespoke walk-in wine store, a cloakroom and access to a cellar, providing valuable additional storage.

The first floor is approached via an elegant staircase leading to a spacious landing. The principal bedroom suite is a particularly attractive feature, offering generous proportions, a substantial walk-in wardrobe and a beautifully appointed en suite bathroom. Two further bedrooms occupy this floor, one currently arranged as a gym, while the other benefits from an en suite shower room. A well-appointed family bathroom completes the accommodation at this level.

The second floor provides two additional bedrooms, a further bathroom and useful eaves storage, completing the extensive and adaptable accommodation.

STEP OUTSIDE

The beautifully landscaped gardens are a defining feature of Sunnyside House, extending to approximately half an acre and offering a wonderful balance of privacy, established planting and versatile outdoor living. Mature evergreen trees create a secluded setting, while the thoughtfully designed grounds combine year-round visual interest with the benefit of relatively low-maintenance upkeep.







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To the front, a generous driveway provides ample parking and leads to a double garage with electric doors, complemented by excellent storage, a gardener's WC and convenient internal access to the house.

The rear gardens are particularly impressive, with eight carefully positioned seating areas offering a variety of settings for relaxation, outdoor dining and entertaining. A formal terrace, enclosed by elegant iron railings, overlooks a level lawn, while an abundance of mature trees and established planting lends depth, character and a sense of tranquillity to the surroundings. Meandering pathways and stone steps connect the different areas, creating an engaging and well-considered garden layout.

Further features include a raised pond, a charming stone pergola, a level AstroTurf pitch and a dedicated children's play area, as well as a 'boule court, together with several useful storage sheds.

Hayes Lane is a popular residential road in a convenient location a pleasant walk from Kenley with its local shops and a station. Local schools include Hayes Primary, Caterham, Whitgift and Woldingham School for Girls. Purley is a 1.5 miles with a good range of shops, including a supermarket, restaurants and access to superstore shopping on the Purley Way. The M25 is easily accessible via the nearby A22 and junction 6 at Godstone.

















Sunnyside House, Kenley

Approximate Area = 532.9 sq m / 5736 sq ft
(Including Garage)
Cellar = 5.7 sq m / 61 sq ft
Total = 538.6 sq m / 5797 sq ft





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