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2,576FT² GIA



FOR SALE

Smitham Bottom Lane, Purley
CR8 3DE

Guide Price
£1,295,000

-Preface-

'Aloma' represents a concept of deep spiritual significance: pertaining to a sense of comfort, serenity and harmony, a scene of beauty and purity can be evoked in the mind's eye. Notwithstanding the English language's diverse array of adjectives and pronouns, one would be hard-pressed to appoint one that so succinctly encapsulates this very special home.

Evincing the idyll envisioned and realised by the late-William Webb (founder of the prestigious Webb Estate, bordering this property), there is an abundance of space, warmth and charm to this home that presents the prospect of personalisation on an enviably centralised, level plot approaching 0.4 of an Acre.

Serving as a family home for the present owners of over twenty-five years, this rarely available opportunity will most certainly appeal to those seeking a timeless and architecturally distinct home that boasts a character and heritage scarcely attainable in such a well-connected town.

-Ground Floor-

Entering the property from the substantial in-out driveway and vestibule, a characterful timber-floored hallway sprawls the width of the home, with a delightful, exposed brick fireplace and tiled hearth serving as the focal point of this welcoming space. A quaint oriel window is neatly tucked away in the corner, with reception rooms and living spaces flowing effortlessly hereon.

A high-ceilinged, dual-aspect lounge hosts a further feature fireplace with a yawning bay window overlooking the driveway. A similar sense of understated elegance continues as you venture from room to room. A dual-aspect drawing room serves as an eye-catching centrepiece to this level of accommodation with a tasteful arched opening creating a soft divide from the heart of the room. This room is tellingly positioned toward the rear of the house as there was desire to engender a sense of peace and enjoyment whilst overlooking the greenery of the rear garden.

A light and airy kitchen with extensive cabinetry and a host of modern appliances accommodates a dining area and patio doors leading onto the expansive rear garden (148ft x 63ft).

The ground floor is complete with a W/C and a welcome provision of storage space.



-First Floor-

Rising to the first floor, an extensive landing with its tall, exposed-beam ceiling renders a further noteworthy space to what is ordinarily designed as a functional floor space providing access to the primary rooms found above ground level. Instead, a seamless flow of bedrooms, dressing rooms and bathrooms flow in what feels like a circular motion.

The Master Bedroom boasts a welcome amount of natural light, facilitated by its dual-aspect design. A tasteful white décor is found in the bedroom with fitted wardrobes and dressing table in matching colour and serviced by a four-piece ensuite. Entering the ensuite through the bedroom, one can access a further space presently being deployed as a dressing room. By continuing through the dressing room, a 'full circle-effect' is generated as you are led back to the landing.

A further two double bedrooms abounding with natural light are served by a well-appointed family bathroom.

The landing is completed by a dainty nook overlooking the front of the property and out onto Smitham Bottom Lane. The feature also has a practical use: it serves as a concealed additional storage space accessed beneath a lifting access door.

-Second Floor-

The final level of accommodation constitutes a further area boasting adaptability to suit the owner's needs; presently used as an office/study, a secluded and quiet space could well be redeployed as a games room or additional bedroom. A final bedroom served by a prodigious degree of storage space ensures that this home lends itself perfectly to a large family with ample accommodation to host guests and extended family.

This floor completes the internal floor area which spans over 2,500ft².



-Exterior-

The rear garden represents a quiet oasis of birdsong during early mornings and throughout the autumn and winter months, whilst likely to serve as the hub for social gatherings and celebrations by the heated swimming pool.

A single garage with power and light along with a plant room for the swimming pool complete the rear external amenity space.

We have been regaled about the fond memories that are evoked when gazing over the garden that laid host to many parties and festivities over the past two decades; many more sunny days by the pool await the discerning homebuyer seeking a family home that offers charm, character, and, above all, peace.



Smitham Bottom Lane, Purley, CR8

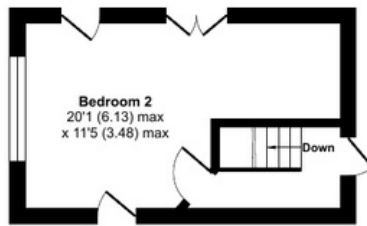
Approximate Area = 2576 sq ft / 239.3 sq m

Garage = 180 sq ft / 16.7 sq m

Outbuildings = 149 sq ft / 13.8 sq m

Total = 2905 sq ft / 269.8 sq m

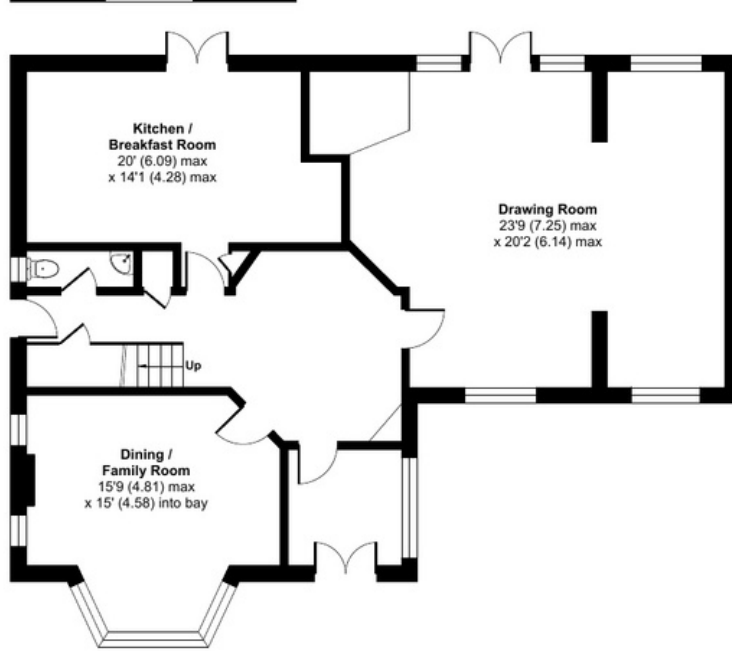
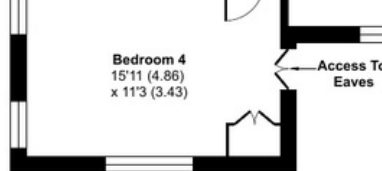
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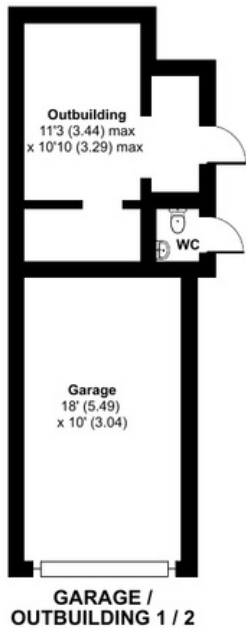
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



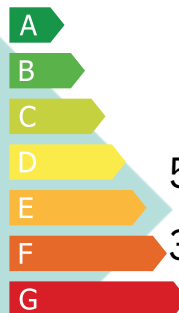
GARAGE /
OUTBUILDING 1 / 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Surrey Land Projects. REF: 1424450



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58 POTENTIAL

32 CURRENT