

FOR SALE



Bench Field, South Croydon

5 Bedrooms, 3 Bathroom, Detached House with Indoor Cricket Pitch

Asking Price Of £1,250,000

MARTIN&CO



Bench Field, South Croydon

Asking Price Of £1,250,000

- Unique Detached House
- Large Indoor Sports Facility
- 4/5 Bedrooms
- 3 Bathrooms
- 3/4 Reception Rooms
- 21' Luxury Kitchen + Orangery
- Large Landscaped Garden

Tucked away at the top of a quiet cul-de-sac, occupying a large cleverly landscaped 0.25 acre (0.1012 hectares) plot adjacent to the Royal Russell School grounds, this fantastic family home also comes with the unique feature of a custom-built indoor cricket pitch which could lend itself to a myriad of other uses.

The split level downstairs of the property affords a large reception room with underfloor heating and doors to the rear garden, a separate dining room - currently being used as a games room, a study/bedroom 5, a shower room/wc, a utility with access to the garage, a huge 21' fitted with lots of the natural light entering from spacious adjacent the orangery. The kitchen units are German made, there are Miele in-built appliances and underfloor heating through to the orangery. The orangery, with access to the garden, provides a beautiful social area perfect for entertaining. The upstairs of this property is home to a principal bedroom with en-suite bathroom/wc, two further three double bedrooms, a smaller bedroom and the family bathroom.

Externally the three tiered garden has been carefully designed to take full advantage of the topography of the plot. The lower level with entrance from the orangery, is a beautifully maintained social area with an outdoor aquarium and seating area. The middle level with access from the reception room is a large sandstone patio area perfect for larger family gatherings or basketball practice. The upper level garden with artificial grass is home to the incredible 1,250sqft + indoor sports facility, the correct plumbing and drainage systems underneath and electricity with floodlights. Currently being used for cricket amazing space facility would also lend itself perfectly for a football training pitch, golf simulator, indoor gym, yoga space or even the opportunity to run a business from home, subject to the landlord's approval.

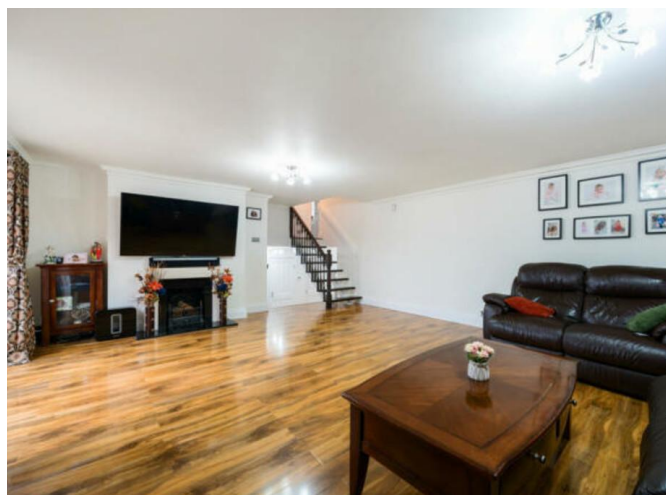
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



In the heart of leafy South Croydon, surrounded by woodlands and golf courses, the public transport and links are also easy and accessible. Lloyd Park tram, an 8 minute walk, gets you to East Croydon Station in just 10 minutes, South Croydon Station is approximately a 15 minute walk and the bus stop only a 4 minute walk. Independent schools such as Trinity, Whitgift, Royal Russell and Croydon High as well as highly regarded state schools like Coombe Wood School, The Quest Academy and John Ruskin College, are all within a 10 minute drive of the property.

Call Martin & Co Croydon now for an appointment to view!



Bench Field, South Croydon, CR2

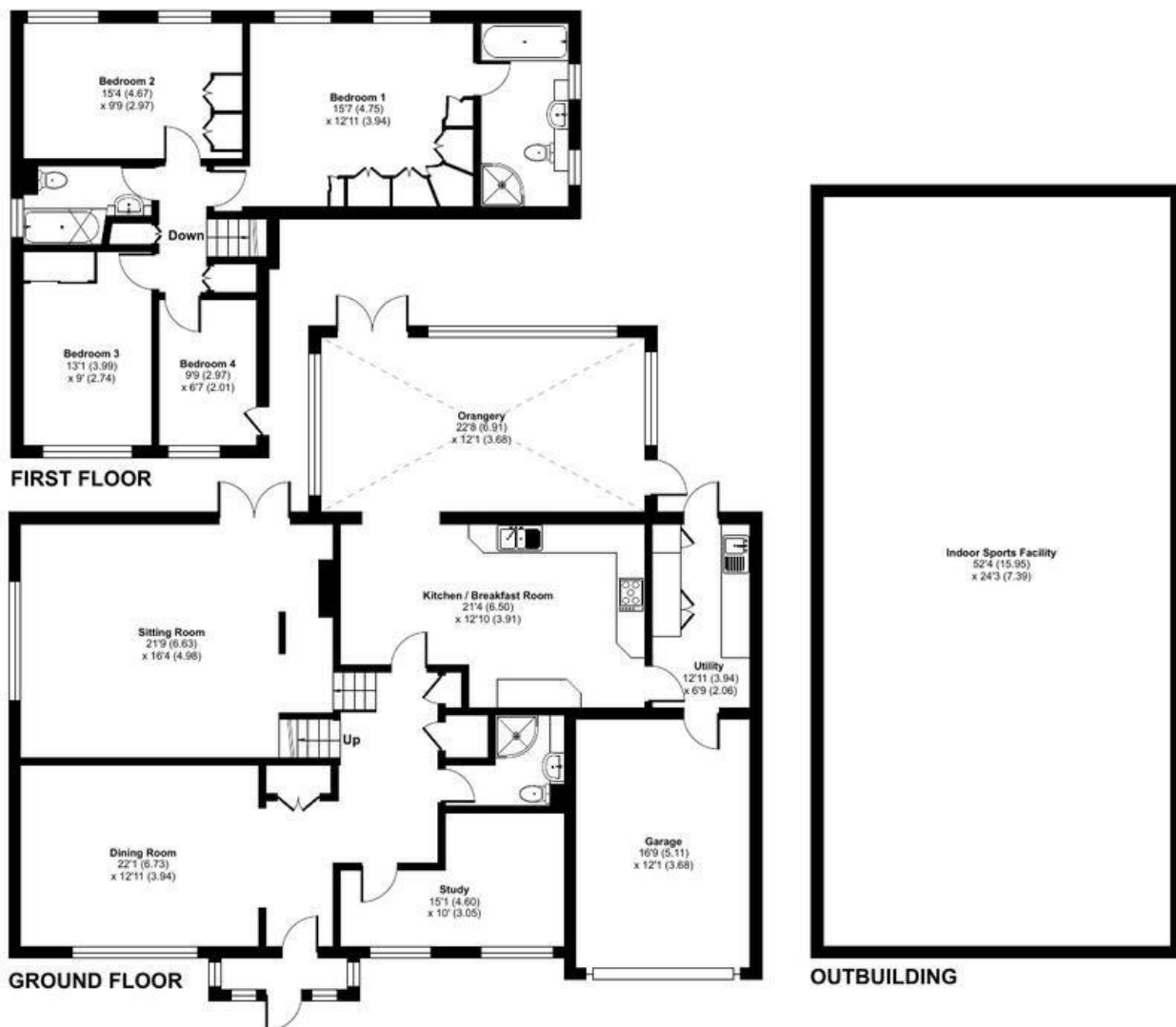
Approximate Area = 2374 sq ft / 220.5 sq m

Garage = 211 sq ft / 19.6 sq m

Outbuilding = 1273 sq ft / 118.2 sq m

Total = 3858 sq ft / 358.3 sq m

For identification only - Not to scale



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