



**8b Kearton Place**  
Kenley, CR8 5EN

**Price Guide £1,100,000**



## 8b Kearton Place

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Designed by the award-winning Williams Griffiths Architects of Shoreditch, Blenheim House is a striking contemporary home where exceptional architecture, craftsmanship and sustainability combine to create an outstanding family residence. Built to an exacting specification by skilled craftsmen, this five-bedroom architect-designed home has been conceived with flexible living at its heart, incorporating Part M accessibility principles to create a property that can adapt to changing lifestyles and future needs.

A dramatic double-height entrance hall creates an immediate sense of arrival, filled with natural light and leading into the heart of the home – a stunning open-plan kitchen, dining and living space extending across the rear of the property. The house has been designed around light, volume and connection to the garden, with double-height spaces creating a sense of openness rarely found in modern homes. Expansive double-height glazing and oversized sliding doors draw the outside in, flooding the interior with natural light and creating a seamless connection to the south-facing garden. Every ground-floor room enjoys direct access to the garden through glazed doors, allowing indoor and outdoor living to flow effortlessly throughout the seasons.

The accommodation has been planned to balance openness with flexibility, providing generous family living alongside adaptable rooms suitable for home working, guests, hobbies or multi-generational living. Five well-proportioned bedrooms are complemented by four contemporary bathrooms, including three shower rooms and a family bathroom, ensuring the home is exceptionally well equipped for modern family life and visiting guests alike.

The specification reflects a commitment to quality and performance throughout, including large-format Porcelanosa tiling, an air source heat pump, Mechanical Ventilation with Heat Recovery (MVHR), underfloor heating and high-performance glazing.

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Entrance Hall

W.C

Kitchen-Family Room-Dining Area

Bedroom

En-suite

Bedroom

Stairs to

Feature First floor landing

Bedroom

En-suite

Dressing Area

Bedroom

Bedroom

Family Bathroom

Rear Garden

Parking



Floor Plan



Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



147 Brighton Road,  
Coulsdon,  
Surrey  
CR5 2NJ  
Tel: 020 8763 8878  
Email: [sales@danieladamsestateagents.co.uk](mailto:sales@danieladamsestateagents.co.uk)  
[www.danieladamsestateagents.co.uk](http://www.danieladamsestateagents.co.uk)

Area Map



Energy Efficiency Graph

