



Gabilan House  
Park View Road | Woldingham | CR3 7DN











# Step inside

## Gabilan House

---

A mature and tastefully upgraded residence with separate annexe and gym standing within an acre plot overlooking Marden Park.

Gabilan House is located on one of Woldingham's most sought after private roads within an easy walk of the village centre and train station. The property forms a detached Victorian villa originally built in 1895 with additions. The residence would have originally been described as a large family house suitable for servants. The principle accommodation is characterised by high ceilinged rooms served by a German fitted Kitchen Diner at its heart. The entire house has undergone a programme of modernisation in recent years which includes full triple glazed Scandinavian windows and replacement doors. Heat retention and insulation have been further improved by the addition of underfloor heating to the ground floor where there is newly laid light oak engineered flooring to most areas; hardwood maple flooring also enhances the upper floors.

Landscaped grounds surround the property and a planted stone courtyard forms a sheltered sun trap to the south leading to the newly converted self-contained annex which benefits from modern accommodation over two floors. This includes a games room, living room, kitchen and to the first floor a double bedroom with wet room. On the lower lawn stands a purpose built studio currently in use as a gym. Large bi fold doors capture the splendour of Marden park to the south west and there is an integrated sound system.

---











# Step outside

## Gabilan House

---

The grounds offer differing aspects and are in the main orientated towards the Marden Park (an area of outstanding natural beauty) occupying some 80 acres of broadleaf woodland. Outhouses adjacent to the property provide for garden machinery and boot room next to the Kitchen which also houses two gas fired boilers. Further store. The grounds are more wooded at the approach from ParkView Road where a sweeping driveway descends to the house. A courtyard provides for a sheltered seating area and a pathway leads out toward the lower garden where there is a fruit cage and raised vegetable beds. A large lawn occupies a level area capturing the ever changing vista and there are also a number of young productive fruit trees.

### Situation

The Village of Woldingham continues to be extremely popular offering a tranquil country setting, away from the bustle of the City yet within easy commuting distance. Noted for the popular Woodlea Junior School and highly rated Woldingham Girls School the village has an active community at its heart. The village hall hosts many social activities and the parish council are actively involved with the daily life of this North Down idyll. The village centre, a short walk from the house, offers a convenience store and post office serving most daily needs, together with a saddlery and repairs and servicing garage. Local amenities include golf at Northdowns and Woldingham golf clubs, tennis, cricket, amateur dramatics and other societies/groups, together with horse riding facilities. There is easy access to surrounding Green Belt countryside with its network of footpaths and bridleways.

Woldingham Station offers a frequent service direct to London Victoria and London Bridge (approx. 35 minutes) and, changing at East Croydon, to other London stations including Blackfriars, City Thameslink, Farringdon and St Pancras International and via Clapham Junction to their locations. The M25 London Orbital motorway (junction 6) is only 4 miles distance. The local towns of Oxted and Caterham are a ten minute drive.

### Directions

From Wapses Lodge roundabout on the A22 take the exit marked Woldingham. Travel along the Woldingham road past Woldingham School follow the road passing Knights Garden Centre on your left. After the left hand bend at the station the road becomes Station Road and Southdown Road will be the first right hand turning. Proceed to the end and turn right into ParkView Road, Gabilan House is a short way along on the left..







Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2017 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 7585314. Registered Office: Park & Bailey (Woldingham) Ltd. Vat Reg: 130 2934 47. Printed 28.09.2017





Fine & Country  
Tel: +44 (0)1883 653040  
[woldingham@fineandcountry.com](mailto:woldingham@fineandcountry.com)  
7 The Crescent, Woldingham, Surrey CR3 7DB

