



Valley Fields
Southfields Road | Woldingham | CR3 7BG

FINE & COUNTRY

Step inside

Valley Fields

An opportunity to acquire this beautifully restored Edwardian home set in beautiful parkland grounds of some 5.5 acres

First impressions of Valley Fields, which dates from 1904, are formed on entering a long tree lined drive approached via double electronic security gates.

The front door is inset with restored original leaded glazing formed with stained glass panels which continues as a feature of the entrance vestibule bathing the reception hall in light. This sense of style and grandeur continues within the reception hall where an easy rising staircase takes you to the first floor. A contemporary shower room combines with the cloakroom and is accessed from the entrance vestibule.

The house has been comprehensively upgraded in recent years and this includes the inclusion of engineered oak and restored wood block flooring to reception areas. The large drawing room has a delightful aspect over the grounds with French doors fitted to a square bay that lead out onto the magnificent decked entertaining area, stretching the width of the property.

The kitchen/breakfast/family room is fully fitted with white gloss fronted units incorporating integrated appliances and a separate utility room. Also, to the ground floor, there is a sitting room and study plus a guests cloakroom and cellar.

Rising to the first floor, the master bedroom enjoys views of the rounds. There is currently a door to a walk in wardrobe (this area has planning permission to convert/extend to en-suite facilities of dressing room and bathroom, creating a spacious and luxurious master suite). The second bedroom has an en-suite shower room and there are three further double bedrooms sharing a large family bathroom.











Step outside

Valley Fields

The grounds of Valley Fields are predominantly level and a notable feature of the property. The decked terrace offering under cover heated seating areas, space for a hot tub and a newly fitted exercise pool with jet for resistance swimming. The driveway, flanked by rolling lawns to either side, leads to a large turning area and parking for numerous vehicles. What was the double garage, has recently been converted to a heated room housing gym equipment. The grounds in all extend to 5.5 acres and completely surround the property to all sides, being predominantly level.

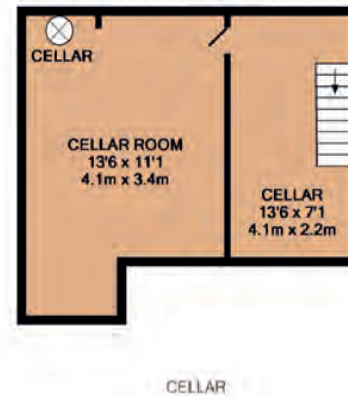
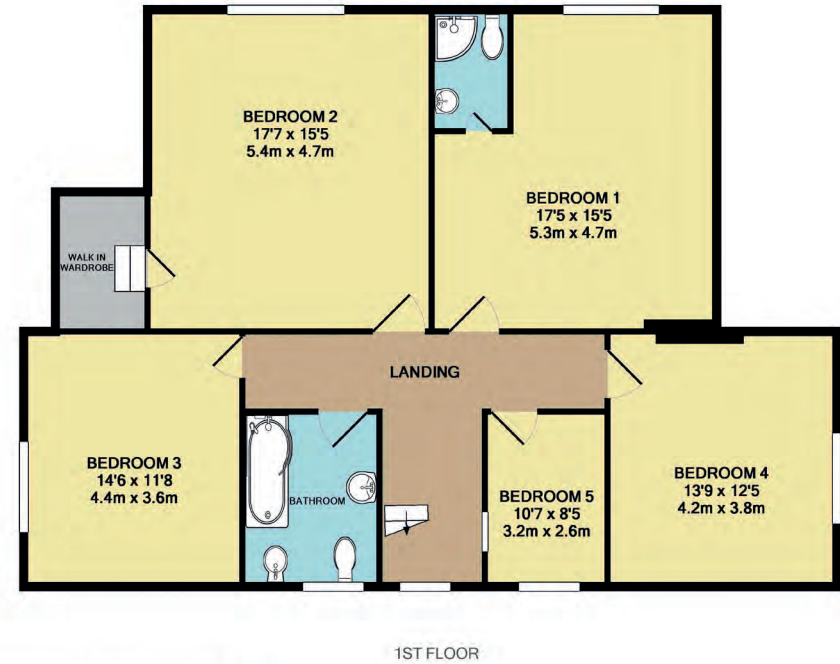
Situation

The property is located in a quiet country road on the outskirts of Woldingham village centre. A public footpath on Southfields Road before the property gives easy access to Upper Court Road and from there into the village centre and down Station Road to Woldingham station which provides services to East Croydon, Victoria and London Bridge. The M25 at Godstone (junction 6) is about 4 miles with access to Gatwick (via the M23) Heathrow and the Channel Ports/Tunnel. Leisure facilities include golf at North Downs and The Woldingham Golf Club, amateur dramatics, cricket and tennis clubs, riding and country walks.

Directions

From Wapses Lodge roundabout on the A22 proceed towards Woldingham on the Woldingham Road, passing under the viaduct and round the right hand bend. Continue along this road turning left on the bend opposite the station, up Station Road into the centre of the village passing the shops in The Crescent on the left and as the road bends to the right by the village Green go straight over into Upper Court Road signed 'no through road'; proceed down the hill to the junction where you turn left into Southfields Road. Proceed along this road and Valleyfield will be found on the right hand side. **IMPORTANT:** Please approach the property via Upper Court Road only as part of Southfields Road are unmade.

EPC Rating D



TOTAL APPROX. FLOOR AREA 3357 SQ.FT. (311.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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