



The White Cottage
Butlers Dene Road | Woldingham | CR3 7HG

FINE & COUNTRY





Step inside

The White Cottage

A HANDSOME PROPERTY OF OVER 4000 SQFT ENJOYING RURAL VIEWS OVER PRIVATE GROUNDS OF SOME 24 ACRES, ONLY 30 MINUTES TO LONDON BY TRAIN

The White Cottage is a handsome house in a rural location. The original house is believed to have been built in the early 1930's. In 2001 the house was substantially extended to create a very impressive living and games room, as well as a more recent addition of extensive garaging to two levels with a self contained, two bedroom apartment above. As the floor plan indicates the accommodation is arranged over three floors and provides good accessible storage. The owners describe it as a great house for entertaining with the games room located above the sitting room easily large enough for a cinema room or to accommodate a full sized snooker table. The interior boasts a wealth of original features and has generous ceiling heights. At the heart of the house is a Kitchen/Breakfast Room with a cream four oven gas fired Aga, set within hand painted base and wall units, as well as a useful cellar. Doors from the Kitchen gives access to the triple aspect, L-shaped Family Room/Dining Room and the Garden Room offering breathtaking views of your own private grounds and beyond. There is an excellent utility room which connects both wings of the house also providing access to the front garden. The house has been fitted with double glazed white aluminium windows set in hardwood frames. To the first floor, the master suite offers a wealth of fitted bedroom furniture and has it's own en-suite bathroom. There is a second double bedroom suite to this floor also, with en-suite dressing room and shower room off. Two further double bedrooms sharing a large refitted shower room. To the second floor, there are two further rooms and a large walk in store cupboard.

ACREAGE AND GROUNDS - IN TOTAL JUST OVER 24 ACRES

The formal gardens measures approximately 2.296 ACRES and adjoins an area of planted and self seeded woodland. Paved patio area running the width of the property and extensive levels lawns, mature trees and shrubs. An En-Tout-Cas TENNIS COURT with flood lights lies in the corner of the garden. Approached by a secondary access from Butlers Dene Road and at the foot of the garden is an area that has been used in the past as a paddock where there are two timber stables and a feed store.

A further 9.88 ACRES which abuts Halliloo Valley Road is approached via a separate grey stoned driveway from the front garden of The White Cottage, where neatly mown tracks meander around the natural habitat of a diverse mix of flora and fauna. A further area of about 12.16 ACRES of mixed woodland on the north side of Halliloo Valley Road is also within the ownership of this property.

The property is approached from Butlers Dene Road over a smart brick weave driveway via security gates, culminating in a parking area for numerous cars, leading to a TRIPLE CAR GARAGE with workshop behind, and single garage underneath, which is approached via a separate driveway. Above the garage, there is a newly converted TWO BEDROOM, SELF CONTAINED APARTMENT, giving the opportunity of offering further rental income, granny annex or teenage/au pair suite (STPP and regulations).







Step outside

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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 Primary 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 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 The Woldingham golf clubs, tennis, cricket, cycle trails, 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.

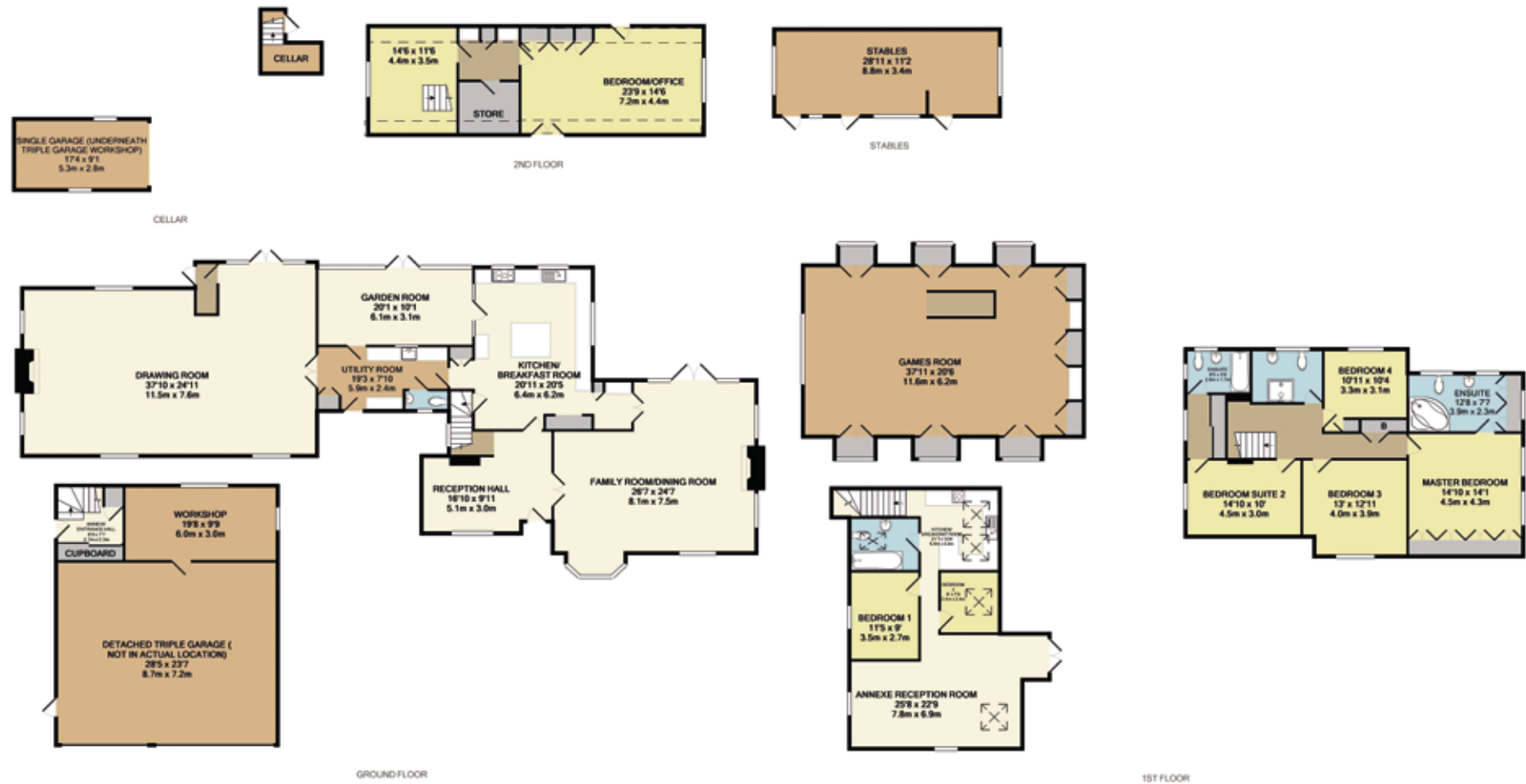
Woldingham Station offers a frequent service direct to London Victoria (approximately 35 minutes) and, changing at East Croydon, to other London stations including London Bridge, Blackfriars, City Thameslink, Farringdon and St. Pancras International and via Clapham Junction to other locations. The M25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

DIRECTIONS

From the M25 (junction 6) travel north on the A22, At the roundabout take the exit signposted for Woldingham. Follow this road, pass under the railway and shortly afterwards fork left up Halliloo Valley Road. Pass Woldingham Golf Club on the left and Butlers Dene Road is the second turning on the right. The White Cottage is found on the left hand side just before the fourth sleeping policeman.



EPC Rating: D



TOTAL APPROX. FLOOR AREA 6361 SQ.FT. (590.9 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 guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency (see the plan).
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Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents 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 © 2018 Fine & Country Ltd. Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 7585314. Registered Office: Park & Bailey (Woldingham) Ltd. Vat Reg: I30 2934 47. Printed





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