



Woodplace Lane, Coulsdon, Surrey
Asking Price £2,500,000 - Freehold

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**WILLIAMS
HARLOW**











Located on the picturesque Woodplace Lane in Coulsdon, this substantial detached house boasts a rich history with Georgian origins, offering an abundance of charm and character. Meticulously restored by the current owners, the property presents a perfect blend of traditional elegance and modern comfort.

With four spacious reception rooms, this home provides ample space for both relaxation and entertaining. The four well-appointed bedrooms ensure that family and guests alike can enjoy their own private retreats, while the three bathrooms add convenience for busy mornings and evening routines.

Set within grounds of over five acres of beautifully maintained land, the property features comprehensive outbuildings, providing endless possibilities for use, whether for storage, hobbies, or potential development. The generous parking space for up to 21 vehicles is a rare find, making it ideal for those who enjoy hosting gatherings or have multiple vehicles.

Situated in a semi-rural location, this home offers the tranquility of countryside living while remaining conveniently close to mainline train stations for easy access to London. The A23 and M25 road networks are also within reach, ensuring that commuting is a breeze. Additionally, the area is well-served by good local schools, making it an excellent choice for families.

Furthermore, there are two planning applications. This one for a detached bungalow within the gardens under Reigate & Banstead Planning Reference: 24/00136/F and the demolition of the existing conservatory to afford a double storey extension (expired). This provides an exciting opportunity for future development.

This remarkable property is a true gem, offering a unique lifestyle in a desirable location. It is a must-see for anyone seeking a spacious family home with character, potential and land.

THE PROPERTY

The property has been re-imagined and sympathetically extended with careful consideration during the vendors ownership. Embarking upon your arrival you are met by double opening electronic gates to an expansive driveway where you can access the range of outbuildings and also the formal parking area to the front. There is also two large patios taking in the wonderful views of the grounds. This property exhibits one of the areas finest most spectacular homes and exudes confidence, fun and luxury situated in a private setting surround by miles of open countryside with uninterrupted views, this is an exclusive setting for that hideaway and security for the privacy conscious owner. There is a kitchen/breakfast room under atrium roof, sitting room, dining room, family room, conservatory and

downstairs WC. To the first floor there are two double bedrooms serviced by a Jack and Jill bathroom. To the second floor there is a bathroom with two further bedrooms either side, a double and single.

OUTDOOR SPACE

The property has a comprehensive range of outbuildings which include three stables, an outbuilding currently being used as a studio, games room which incorporates a bar, car port, large detached garage and log store. There is plentiful parking both to the front and also a rear courtyard for 20 vehicles or more. The property is accessed via electronically controlled gates via private driveway and the remainder is laid to paddock which extends to over five acres. There is also an original flint mount detached outbuilding under a pitched tiled roof. The property has an expansive brick patio to the front and side taking advantage of the views to the property's land.

THE LOCAL AREA

The area is superb if you haven't already visited and unlike many other Surrey towns, the area offers excellent transport connections by rail to London and other routes, alongside easy access to the A217 and M25 networks. The area offers towns such as Coulsdon and Purley both with a thriving High Streets with plentiful independent shops as well as national chains, excellent schooling and vast open green spaces. The area is relaxed in a peaceful neighbourhood which allow you to take evening walks without a second thought and a community where you feel fully invested.

VENDOR THOUGHTS

The house has been full of fun, laughter and celebrations over the years and it has acted for a hub for the extended family and friends and we have many happy memories. We have thoroughly enjoyed the restoration of this wonderful Georgian home in this rare rural setting and we hope the new owners enjoy it as much as us.

LOCAL SCHOOLS

- Woodmansterne Primary School – Ages 4-11
- Chipstead Valley Primary School – Ages 2-11
- Woodcote High School - Ages 11-18
- Oasis Academy - Ages 11-18

PLANNING LINKS

Reigate & Banstead Borough Council

<https://planning.reigate-banstead.gov.uk/online-applications/applicationDetails.do?keyVal=S7Q2SBMVM6M00&activeTab=summary>

<https://planning.reigate-banstead.gov.uk/online-applications/applicationDetails.do?keyVal=PPBVXHMOVFGF00&activeTab=summary>

LOCAL TRAINS

- Coulsdon South to London Victoria – 30 minutes
- Coulsdon South to Horsham – 45 minutes

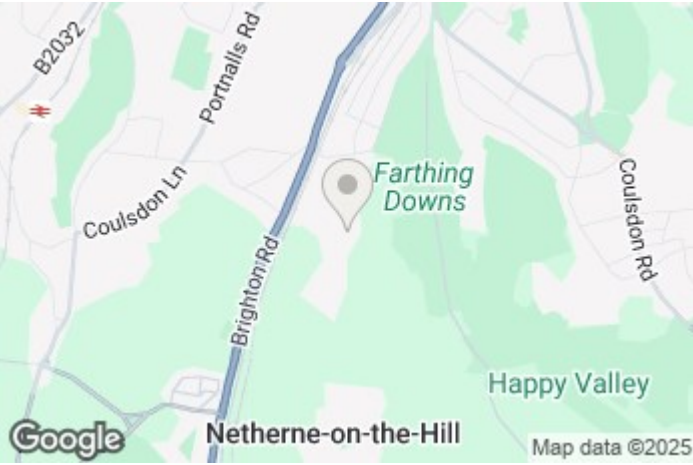
LOCAL BUSES

WHY WILLIAMS HARLOW

- Coulsdon South to London Victoria – 30 minutes
- Coulsdon South to Horsham – 45 minutes

COUNCIL TAX

Reigate & Banstead BAND G £4,081.32 2025/26



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WOODPLACE FARM

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2310 SQ FT - 214.63 SQ M
(EXCLUDING GARAGE, GUEST STUDIO, STABLE, BAR/ ENTERTAINMENT, STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 231 SQ FT - 21.49 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GUEST STUDIO: 499 SQ FT - 46.40 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STABLE: 410 SQ FT - 38.09 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF BAR/ ENTERTAINMENT: 358 SQ FT - 33.25 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 188 SQ FT - 17.47 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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