



Baytree Cottage, 38, Woodplace Lane, Coulsdon, Surrey, CR5 1NB

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Coulston  
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Offers in Excess of £900,000

**Elegant 4-Bedroom Detached Gated Home | Prestigious Woodplace Lane, Coulston | Heated Swimming Pool | Detached Office & Garage**

Positioned on the sought-after and semi-rural Woodplace Lane in Coulston (CR5), this charming four-bedroom detached residence offers over 2,450 sq ft of versatile accommodation, a superb outdoor swimming pool and excellent ancillary spaces including a detached office, cellar, and garage. EPC Rating. Council Tax Band G.

Blending character with practicality, this unique home presents an ideal opportunity for families seeking privacy, space, and lifestyle features in a tranquil setting with excellent commuter links.

**Ground Floor:**

Welcoming entrance hall leading into a flowing layout, bright and spacious lounge opening to the dining room with views over the rear terrace, modern kitchen with adjacent conservatory overlooking the rear patio and gardens, three double bedrooms, four piece family bathroom and separate WC.

**First Floor:**

Generous principal bedroom suite, ample natural light and direct access to a private roof terrace.

**Outbuildings & Ancillary Spaces:**

Fully detached home office ideal for remote working, large cellar providing excellent storage or wine room potential, detached garage and two additional outbuildings including a pool house and garden store.

**Outdoor Features:**

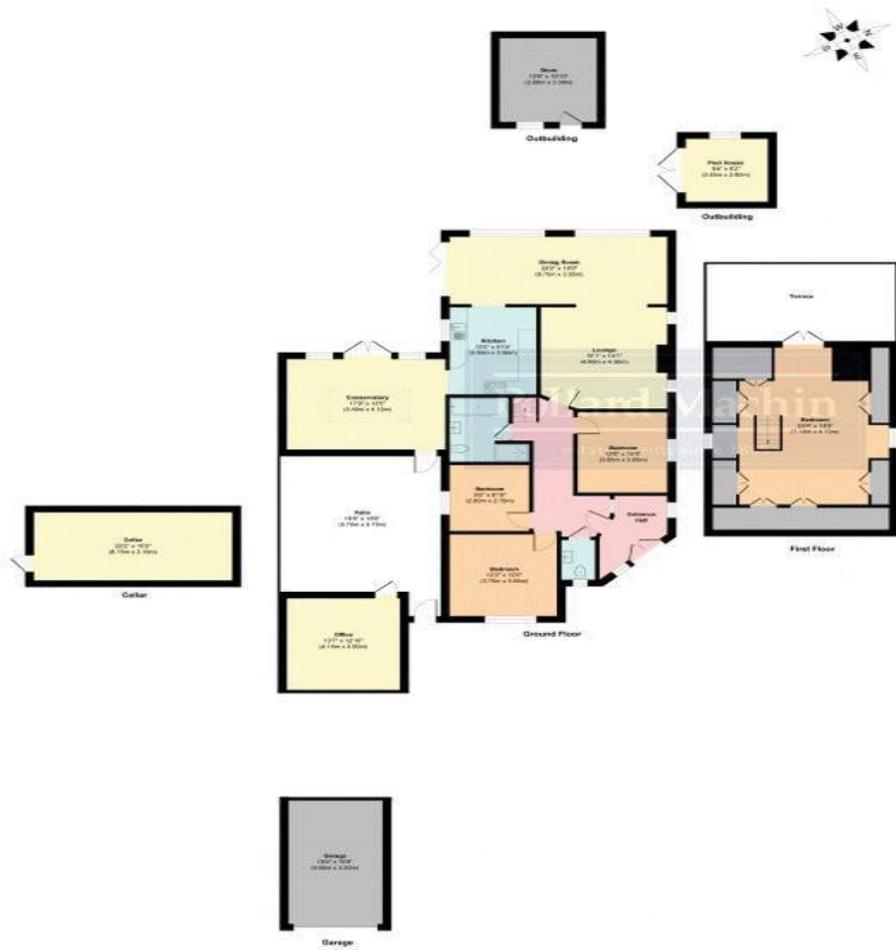
Heated outdoor swimming pool with adjoining pool house – perfect for summer entertaining, expansive patio areas and a well-proportioned garden for recreation and relaxation and gated driveway with ample parking.

**Location**

Woodplace Lane offers the perfect blend of peaceful countryside living with convenient access to Coulston's shops, schools, and excellent transport links. Ideal for families and professionals alike, the area is renowned for its green space and sense of community.

A rare opportunity to acquire a distinctive and feature-rich home in one of Coulston's most desirable locations. Viewing is highly recommended to appreciate the full scope of this exceptional property.





**Woodplace Lane, Coulsdon, CR5**  
**Approx. Gross Internal Area 2453 sq. ft / 227.90 sq. meters**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.  
 Plan produced by AR Net Media-www.arnetmedia.uk

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.





Viewings Strictly by Appointment Only

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