



**Woodplace farmhouse Woodplace Lane**  
Coulston, CR5 1NE

**Offers Over £1,000,000**





## Woodplace farmhouse

Woodplace Lane

A unique opportunity to purchase a substantial four bedroom detached family home, with a substantial side garden offering scope for possible equestrian use (subject to usual planning conditions), or anyone looking for country views and a very large garden.

This beautiful property has been extended by its current owners and is offered to the market in very good decorative order throughout. It also comes with a self contained mobile home which could bring in a monthly income if required.

From Woodplace Lane you will be greeted by green electric gates and a sweeping drive leading upto the house. The property comprises, entrance hall, lounge, dining room, kitchen, and cloakroom. Upstairs is a 18'9 master bedroom with modern en-suite bathroom, three further bedrooms, and family bathroom. Outside is an outbuilding-office, a mobile home, large frontage, side garden with patio, and additional field (1,264 square metres)

If you drive up Woodplace Lane, go past the stables on your right, then approximately 50 yards on you left you will see a signpost for Woodplace Farmhouse in front of a set of green electric gates. You are within a mile of Coulsdon Town centre with its shopping and transport facilities, and minutes walk from the open countryside.







Entrance hall

Lounge  
18'2" x 21'7" (5.54 x 6.58)

Dining room  
16'4" x 12'2" (4.98 x 3.71)

Kitchen  
18'11" x 12'2" (5.77 x 3.71)

Cloakroom

Stairs to

Master bedroom  
18'9" x 21'6" (5.72 x 6.55)

En-suite shower bathroom

Bedroom 2  
14'2" x 12'0" (4.32 x 3.66)

Bedroom 3  
12'1" x 9'4" (3.68 x 2.84)

Bedroom 4  
7'6" x 6'4" (2.29 x 1.93)

Bathroom

Rear garden

Side garden-patio

Front garden

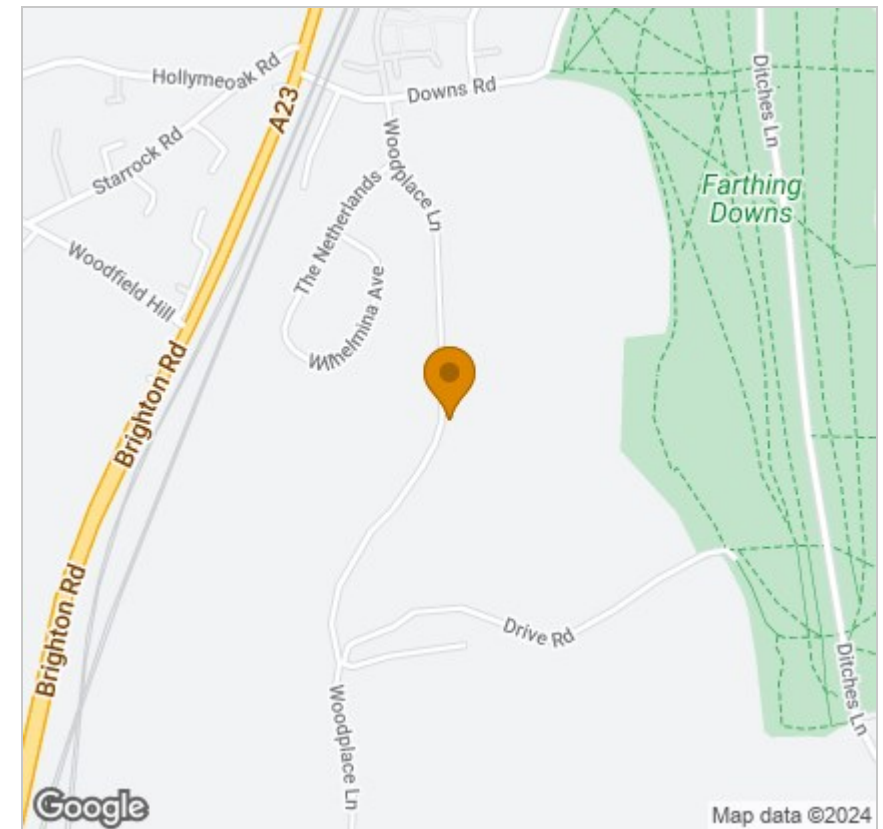
Additional side plot

Mobile Home

## Floor Plan



## Area Map



## Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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## Energy Efficiency Graph

