



Woodmansterne Lane, Carshalton, SM5 4DQ  
Offers In Excess Of £1,000,000 - Freehold



**WILLIAMS  
HARLOW**





Williams Harlow Cheam – PRICED TO SELL. Within a short and direct walk from Wallington Girls school, this idyllic opportunity sits on over 1.35 acre plot. With a main detached house, two gated entrances and separate stable block is perfect for a home with onsite hobby/work potential (STPP). It's an exciting chance to acquire some dolce vita within Greater London.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		64	
(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	





















## The Property

A detached house with four bedrooms, two bathrooms, two reception rooms and an extended kitchen. The property is presented in good condition and is steeped in history. You enter via the central entrance hall, passing reception rooms on either side and leading onto the kitchen and dining room. Stairs to the upper floors (two upper floors) which offer the bedrooms and bathrooms. Some features of luxury include the oak replacement doors and log burner to the lounge. The kitchen dining room includes space to prepare and eat food whilst sharing the glorious vistas across the hills.

## Outdoor Space

As important as the house. Two gates provide access onto the land; one at the top of the hill, the other toward the lower point. We measure the land at just over 1.3 acres running South West to North east (the rear the house is facing North West). The house sits in the middle of the upper plot and has space on all sides. To the north boundary, the rolling fields and sights of cattle and sheep. Out houses include, the stable which is currently being used as a home aquatics business and an arctic cabin. The arctic cabin is a treat for all the family. Essentially a Scandinavian rotunda with a central burner and a place for late nights with family and friends.

## The Area

Found between Wallington, Banstead and Carshalton Beeches (with Purley, Coulsdon and Sutton not very far away), the immediate area uniquely offers a semi-rural feel whilst still in Greater London and only a 15 mins walk of Wallington Girls School. From all the aforementioned towns, the choice of excellent schooling, shops and various other amenities are numerous.

## Property History

The area and house have lots of interesting backstory that we cannot fully include although we encourage you to research it, read on for an introduction. The old lodge sits on land which was formally part of the Little Woodcote estate, owned by James Arnot who had amassed over 500 acres of farmland by 1871.

Mr Arnot built a new farmhouse, which was the original building on the site, to provide housing for the farmhands. This continued in various forms until Surrey County Council launched a scheme of small holdings for ex-servicemen who found difficulties in obtaining work after the first world war. This when it became known as the Old Lodge Farm. Fast forward to 1934 and the original Old Lodge Farmhouse was destroyed by fire. The tenant at the time, Major Bagley, was ruined. The house was rebuilt that year and continued to be owned by the council under the tenancy scheme until the 1950's. Since that time, the plots slowly became privately owned.

## Why You should View

Rarely does a house in Sutton Borough offer so much in way of lifestyle. If you want to be within 1 hour of central London and enjoy all the modern amenities of Greater London, then this location is ideal. It's also likely to appeal to those wanting to utilise the land for work or hobbies.

## Vendor Thoughts

" Some of the things I will miss: The most amazing sunsets... quite simply breath taking. The rising mists in the morning, the panoramic views and the beauty of the changing seasons. The privacy and security of the site. The wildlife, the calves and lambs. The house works well with extended family coming to stay... it is versatile and never feels crowded and the wonderful themed evenings and events in the arctic cabin with family and friends. It sleeps up to five people... an amazing entertaining space."

## Local Schools

John Fisher – Boys Catholic- Ages 11 – 18  
Foresters Primary – Mixed state – ages 3 – 11  
Bandon Hill – Mixed state – ages 3 – 11  
Wallington Girls – Grammar – ages 11 – 18  
St Elpheges – Mixed Catholic, Ages 3 – 11  
Wilson's – Boys Grammar – Ages 11 – 18

## Local Transport

Buses From Wallington:

127 - Wallington to Tooting  
151 - Wallington to Worcester Park  
157 - Wallington to Morden  
410 Wallington to Crystal Palace  
455 - Purley to Wallington Via Wets Croydon  
463 - Coulsdon to Mitcham  
633 - Coulsdon to Mitcham  
S4 - Wilsons School to St Helier  
Trains from Wallington: Southern Service London Victoria/Bridge (Circa 40 mins) to Epsom. (Circa 16 mins)

## Bullets

- Four Bedrooms - Detached - Large Driveway - Kitchen Family Room - Separate Utility Room - Large Plot - Two Separate Lavatories - Over 2000 Sq Ft
- Good Condition - Walking Distance to Wallington Girls - Close to Carshalton Lavender Fields – Close to Park - EPC D AND COUNCIL TAX F

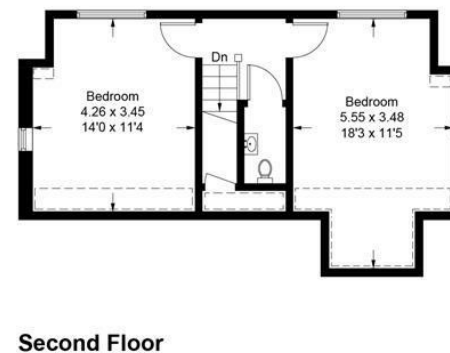
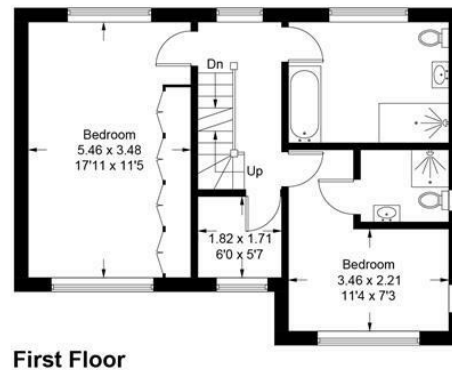
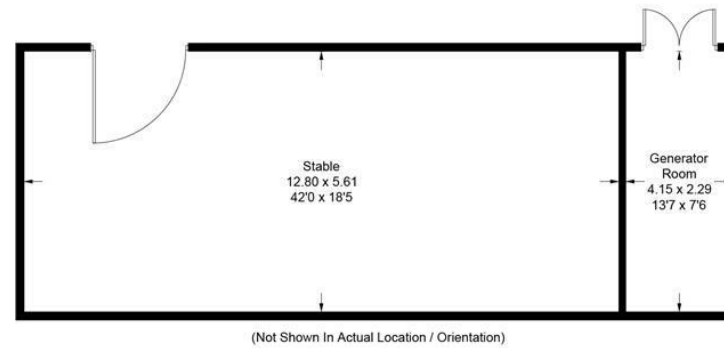
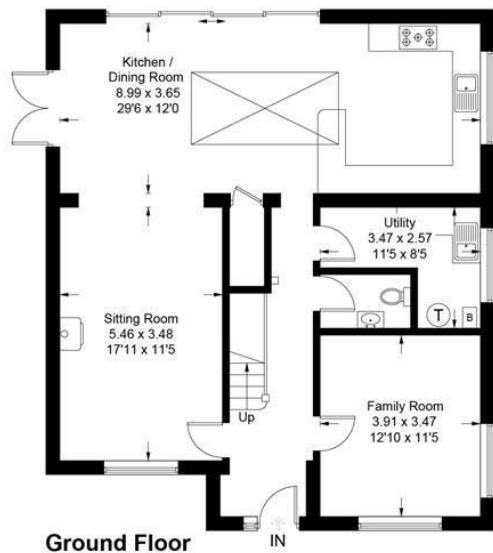




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 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 186.2 sq m / 2004 sq ft  
Stable / Generator Room = 85.1 sq m / 916 sq ft  
Total = 271.3 sq m / 2920 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1030717)

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