

TOFTREES, WOLDINGHAM SURREY

CHURCHILL
COUNTRY & EQUESTRIAN



Toftrees, Church Road, Woldingham, Surrey, CR3 7JX

An Exceptionally Private Country Residence on the Edge of the Surrey Hills Area of Outstanding Natural Beauty with Excellent Access to Central London

Set within approximately 8 acres of grounds, this impressive property offers a light filled, beautifully appointed 6/7-bedroom main house, a large versatile leisure outbuilding, and equestrian facilities. The property combines privacy and seclusion with superb connectivity, including fast rail services into London Victoria (33 mins) and London Bridge (36 mins).

- 6/7-bedroom house with wraparound south and west facing terrace and views over its own land
- Some 8 acres of parkland grounds, paddock and woodland
- Versatile 1,345sq ft leisure building including a games room, kitchenette, gym, shower room and hobby room
- Three stables, feed room, storeroom, 20m x 40m Charles Britton all-weather arena and direct off-road hacking
- Additional barn and storage buildings
- Excellent transport links
- Chain free



The Property

Ground Floor: Welcoming entrance hall, elegant sitting room, large triple aspect drawing room with patio doors opening onto the wraparound terrace overlooking the grounds, formal dining room, spacious eat-in kitchen, two cloakrooms, utility room with space for two washing machines and separate tumble dryer, boot room with separate external access, and a secondary staircase leading to a double bedroom with an en-suite.

First Floor: Principal bedroom enjoying triple aspect views over the grounds and an en-suite bathroom, three additional double bedrooms each with views over the grounds, family bathroom, and a separate cloakroom.

Second Floor: One double bedroom, home office/single bedroom and a generous walk-in attic store.

Leisure complex and equestrian facilities

The property includes a detached 1,345 sq. ft leisure complex which currently offers a games room with full height double aspect windows, kitchenette, gym, shower room with WC, separate cloakroom, and hobby room. This flexible building can be used for a variety of purposes (subject to consents).

The equestrian facilities include three stables, feed room, and storeroom equipped with sink and space for a washing machine, and a 20m x 40m Charles Britton all-weather arena. Adjacent to the stables is an all-weather turnout area and paddock. The property enjoys direct off-road hacking.

Gardens and Grounds

Approached via secure automatic entrance gates and a tree-lined driveway, the property enjoys beautifully maintained parkland, mature woodland (with bluebells in the Spring), and the benefit of a perimeter deer fence. A single garage and two parking areas (for a total of 10 spaces) complete the setting.

Location

Woldingham is a highly sought-after village that combines the charm of a peaceful countryside community with excellent transport links set within the picturesque scenery of the Surrey Hills Area of Outstanding Natural Beauty. Families are spoilt for choice with some of the South East's most prestigious schools nearby, including: Woldingham School, Caterham School, Hazelwood School and Nursery, and Sevenoaks School.

Residents benefit from a wide range of village facilities hosting variety of social events and thriving community groups, as well as opportunities for golf - North Downs and Woldingham Golf Club – and tennis, cricket, walking and cycling.











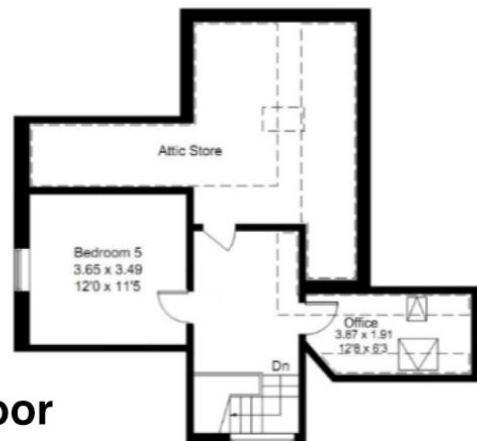
Approximate Gross Internal Area:
 Main House = 387 sq m / 4164 sq ft
 Attic Store = 23 sq m / 247 sq ft
 The Studio = 125 sq m / 1345 sq ft
 Outbuildings = 156 sq m / 1679 sq ft
 Total = 691 sq m / 7435 sq ft



Ground Floor



First Floor



Second Floor



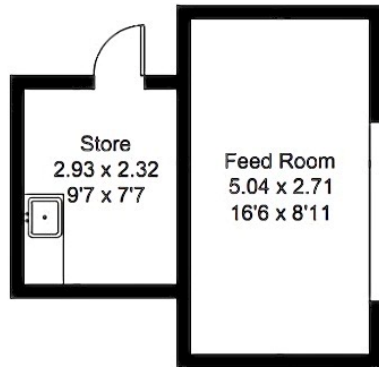
The Studio

= Reduced headroom below 1.5m / 5'0"

(Not Shown In Actual Location / Orientation)

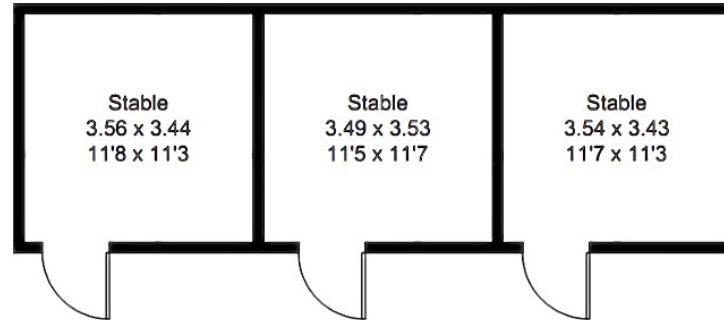
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Outbuildings
Approximate Gross Internal Area = 156 sq m / 1679 sq ft



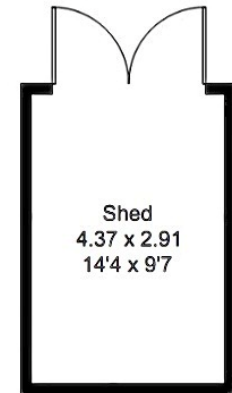
(Not Shown In Actual
Location / Orientation)

Feed Room / Store



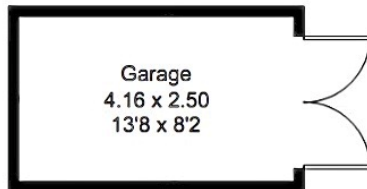
(Not Shown In Actual
Location / Orientation)

Stables



(Not Shown In Actual
Location / Orientation)

Shed



(Not Shown In Actual
Location / Orientation)

Garage



(Not Shown In Actual
Location / Orientation)

Barn / Stores

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Further information

The property enjoys excellent transport links being within walking distance (0.75 miles) of Woldingham Railway Station, with services to London Victoria (33 minutes) and London Bridge (36 minutes). Gatwick airport is 30 minutes by car and Heathrow Airport is 55 minutes by car.

For equestrian enthusiasts, the area offers exceptional facilities, including cross-country, dressage and showjumping at Warren Barn Farm and Farleigh Court Equestrian.

Services: Mains water, gas, electricity (three-phase), private drainage.

Local Authority: Tandridge District Council, Band H
EPC: D

Tenure: Freehold

The property will be sold subject to a 25-year overage provision on the land, excluding the house and The Studio.

Contact details

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Viewing strictly by appointment through the Sole Agents Churchill Country & Equestrian, contact details above.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.