



Springfield House, Northdown Road, Woldingham - CR3 7BB

Guide Price £1,800,000

FINE & COUNTRY



Springfield House Northdown Road

Woldingham, Surrey CR3 7BB

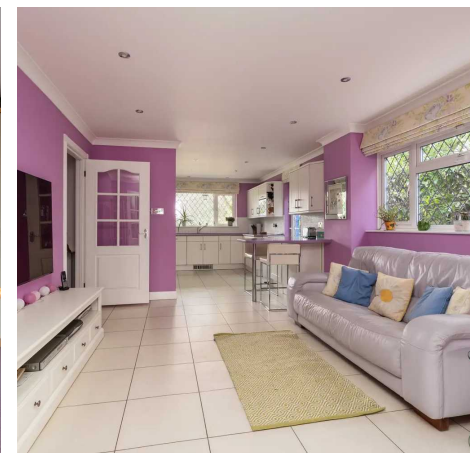
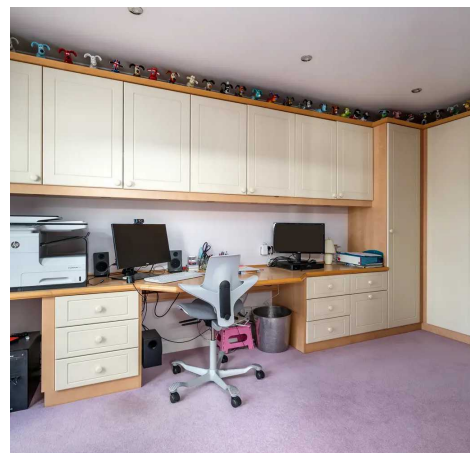
A well presented, lovingly maintained, 4/5 double bedroom, 5 bathroom detached residence, featuring flexible living accommodation over two floors, offering facilities for multiple home offices, annexe potential, all sited on a level, East facing one acre plot, within the heart of Woldingham Village, with it's speedy access to Central London within 30 minutes.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Gardeners Delight
- Annexe Potential
- Two Home Offices
- 1 Acre Level East Facing Plot
- 32 Solar Panels
- Basement Storage Area
- Four Ensuite Double Bedrooms
- Various Greenhouses & Outbuildings
- Master Bedroom Suite
- Scope For Further Extension (STPP)





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Fine & Country are pleased to offer for sale, Springfield House, situated within the heart of the Village, within walking distance of Woldingham Village and railway station serving London within 30 minutes. Offering over 4350 square feet of flexible accommodation over two floors, the property stands within an acre level East facing plot. The garden is one of the main features of the property, providing two different Hartley greenhouses, each with power and light, many raised beds, outhouses and an abundance of planting with mature trees, shrubs and bulbs. A gardeners delight.

Stepping inside, this versatile house offers scope for reconfiguring if required but currently offers a spacious entrance hall and to the centre of the house there is a large entertaining room with two sets of French doors to the rear garden and a central lantern, bathing the room in natural light. An open archway leads to a separate dining room with an inter-connecting door to the kitchen/breakfast/family room and French doors to a conservatory with bifolding doors to the rear garden and remote operated blinds. From the entrance hall, double doors lead to a basement area, perfect for dry storage with power and light. The kitchen is a great social space with a dedicated snug area and a breakfast bar.





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The modern units are supplied by Alno Kitchens in Cheam with Corian worktops and a range of integrated appliances to include a larder fridge/freezer, Stoves gas double oven, Neff 5 burner gas hob, dishwasher, Neff microwave and zip hot tap. The excellent sized separate utility room offers masses of space for washing and drying clothes, storage cupboards and a stainless steel twin sink, as well as both plumbing and space for a washing machine and tumble dryer.

For those with the need to work from home, there are two, interconnecting studies, both fitted with quality 'Neville Johnson' furniture plus a door to a second conservatory, which was added about 4 years ago. These three rooms, plus the adjacent shower room, offer the potential for a possible annexe, for a dependent relative, teenager or Nanny.

Rising to the first floor, where you will find 4 ensuite double bedrooms. The master bedroom is currently used as a sitting room but has a range of quality fitted wardrobe cupboards, a dressing room area with further wardrobe cupboards and bedroom furniture and a door to a large ensuite bathroom fitted with a double steam room/shower, vanity sink unit and wc with a range of storage. All bedrooms come with fitted wardrobes and offer ensuite facilities. The large part galleried landing has a wide straight staircase to the ground floor and access to a half boarded loft.





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Other features worth noting are 32 solar panels selling excess power to EDF/grid, re-roofing, cladding and insulation carried out in 2023, front porch pillars and decking replaced in 2019 with composite cladding, new fuse board and electricity circuitry replaced and modernised in 2022, LCD lighting throughout, water softener, 'B' rated EPC.

OUTSIDE

A particular feature of the property is the extensive grounds of approximately 1 acre. The property is approached via double remote operated gates, leading to an extensive driveway providing ample off road parking and turning area for numerous cars, fronting an integral double garage with a roller door. There is also a separate double car port. The rear garden, accessible via two separate side gates, has a large York stone patio running the width of the property. Many raised flower beds, summerhouse with power and light, two large 'Hartley' greenhouses with light and power, a 'Keder' smaller greenhouse, 2 outside taps (one in the largest greenhouse), 2 garden sheds, converted stables with power and light for housing garden machinery, fruit trees, newly installed cabin to the rear of the garden for a possible home office or further storage. The garden is level and L-shaped.





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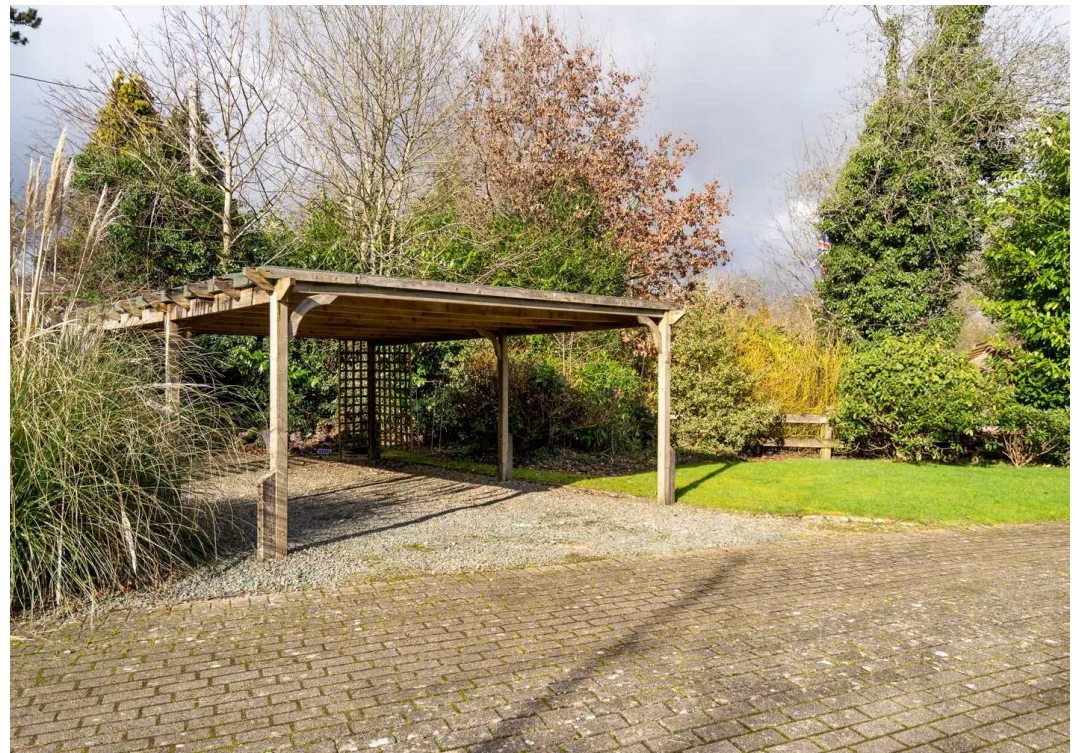
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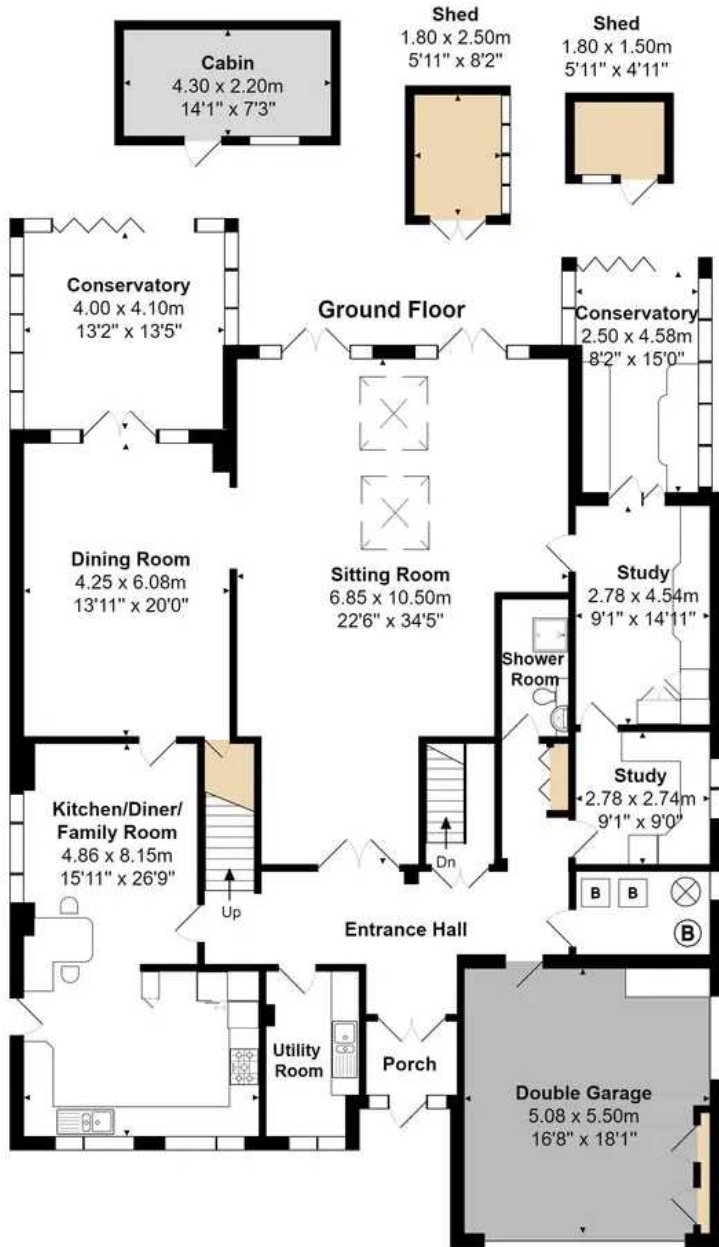
The village of Woldingham continues to be extremely popular offering a tranquil country setting away from the bustle of the City yet within easy commuting distance. Noted for the popular Woodlea Primary School and highly rated Woldingham Girls School, the village has an active community at its heart. The Village Hall hosts many social activities and the parish council are actively involved with the daily life of this North Down idyll. The village centre offers a convenience store and post office serving most daily needs, together with a saddlers and repairs and servicing garage. Local amenities include golf at Northdowns and The Woldingham golf clubs, tennis, cricket, cycle trails, amateur dramatics and other societies/groups, together with horse riding facilities. There is easy access to surrounding Green Belt countryside with a network of footpaths and bridleways. Woldingham Station offers a frequent service direct to London Victoria and London Bridge (approximately 35 minutes) and Blackfriars, City Thameslink, Farringdon and King's Cross St. Pancras International, whilst changing at East Croydon. Clapham Junction allows easy access to other stations. The M25 London Orbital motorway (Junction 6) is only 4 miles distance. The local towns of Oxted and Caterham are a ten minute drive.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Springfield House, Northdown Road, Woldingham
 Total Area: 404.2 sq m ... 4351 sq ft (excluding greenhouses, sheds, cabin, stables, summer house)

All measurements are approximate and for display purposes only.





Fine & Country

Estates Office, 7 The Crescent Station Road, Surrey - CR3 7DB

01883 653040

woldingham@fineandcountry.co.uk

www.fineandcountry.com