



Little Dorcham, Long Hill, Woldingham, CR3 7LF - Guide Price: £750,000

£750,000



Little Dorcham, Long Hill,

Woldingham, CR3 7LF

Simply must be viewed is this charming, completely refurbished and updated, modern three-bedroom detached house in the peaceful location of Woldingham, boasting fantastic countryside views and within a short walk of Woldingham Station.

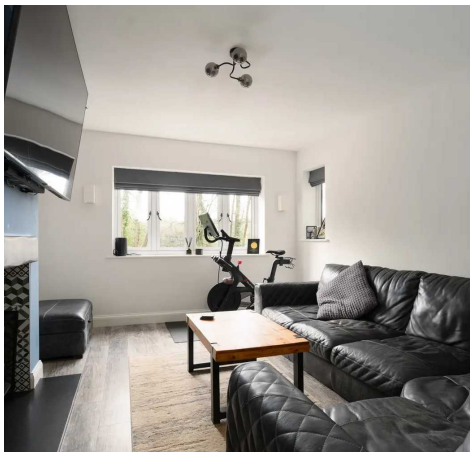
Council Tax band: E

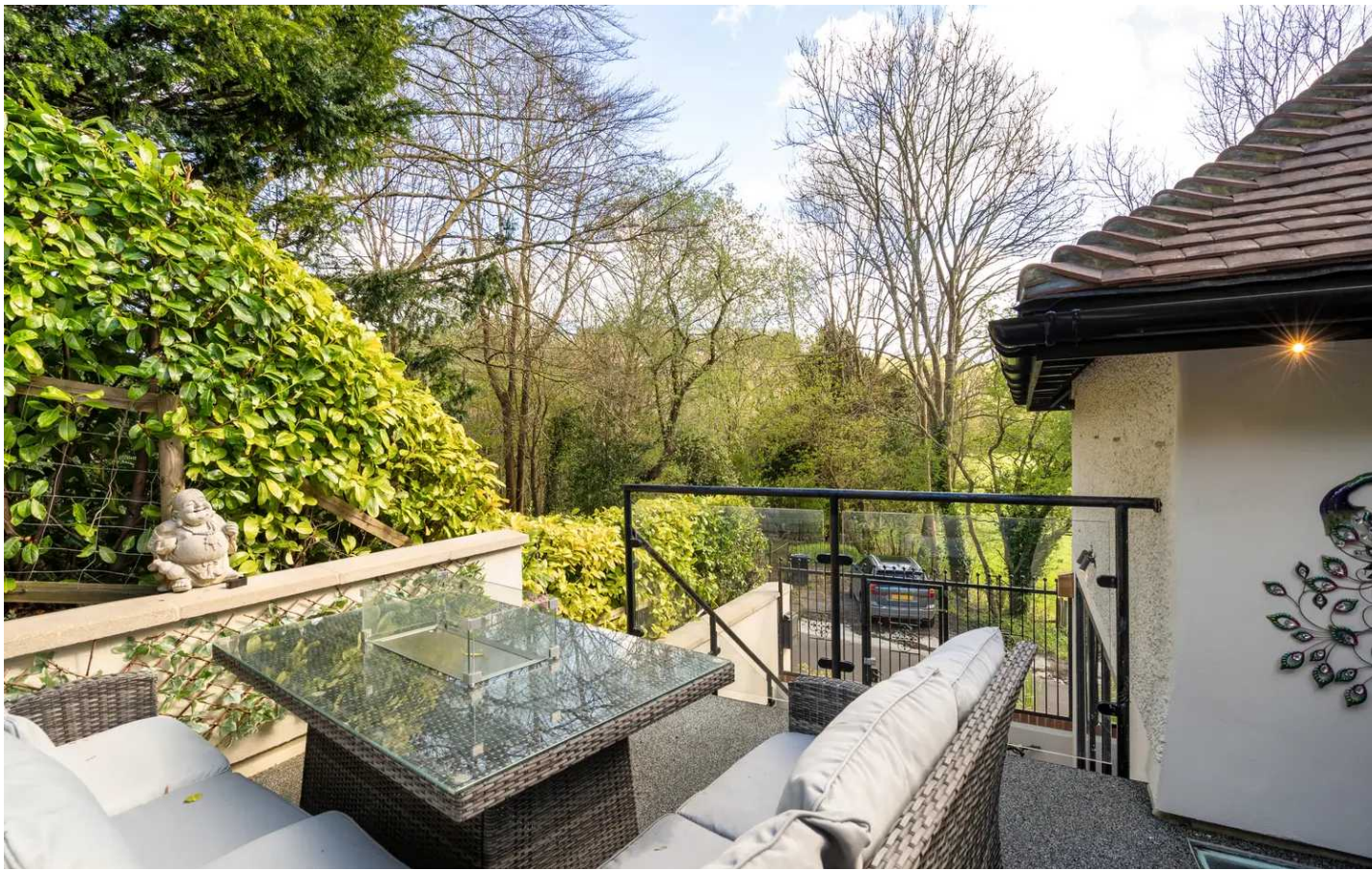
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Completely Refurbished Cottage
- Walking Distance of Woldingham Station
- Open Plan Kitchen/Dining Room
- Underfloor Heating to the Ground Floor
- Extra Land Available (Subject to Separate Negotiation)
- Sun Terrace With Views
- Off Road Parking





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This delightful, fully detached, 3-bedroom Edwardian cottage is offered for sale, having been completely renovated and updated by the current owners to form their family home. With rendered elevations under a newly tiled roof with recently fitted double glazing, the whole house has been re-wired and re-plumbed and re-configured to create this versatile space, be it for a family, a downsizer or a couple's first home.

Steps rising from the off-road parking area to a security gated courtyard with bifolding doors leading into the property. From this courtyard, a staircase takes you to a raised terrace, fitted with glass balustrading creating an outdoor space, taking in countryside views. The courtyard garden has a door to a useful utility store with power and light, which houses the boiler for the gas central heating plus ample storage space. It also doubles as a utility room with plumbing for the washing machine and tumble dryer.





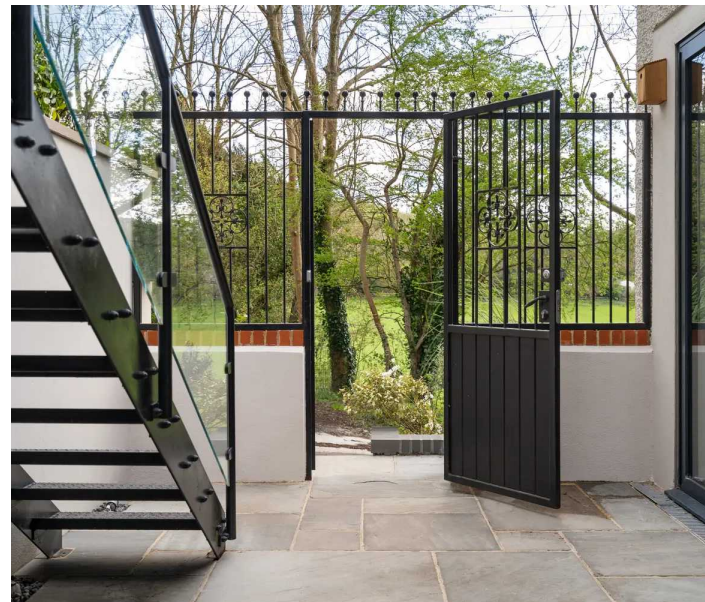
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This modern, spacious home offers a double aspect, open plan kitchen/dining room, an impressive room with the bifolding doors leading to the courtyard, a double sided (with the sitting room) wood burner with bespoke fitted display shelving and cupboards either side, Amtico flooring continues through to the fully fitted kitchen with white fronted shaker style units with granite worktops, integrated fridge/freezer, double oven, induction hob and extractor fan, as well as a breakfast bar area. From the inner hall with stairs rising to the first floor, the cosy sitting room with views of open fields and woodland to the front. The wood burner can also be enjoyed from this room via the open fireplace with marble hearth and tiled insert. The family bathroom completes the downstairs accommodation being fully tiled with a walk-in wet room shower, vanity sink unit and over sized bath. The whole of the ground floor has gas fired underfloor heating and the entire home features 'John Cullen' LED lighting, inside and out. Rising to the first floor, there are two double bedrooms with views to the front and fitted wardrobes, and a third smaller bedroom/home office which benefits from a door to the raised terrace.

There is one off road parking space to the front of the property plus two additional parking spaces opposite.

NB: A further piece of land, situated right opposite the property, would be available, subject to separate negotiation, formed of just over 1 acre of woodland.





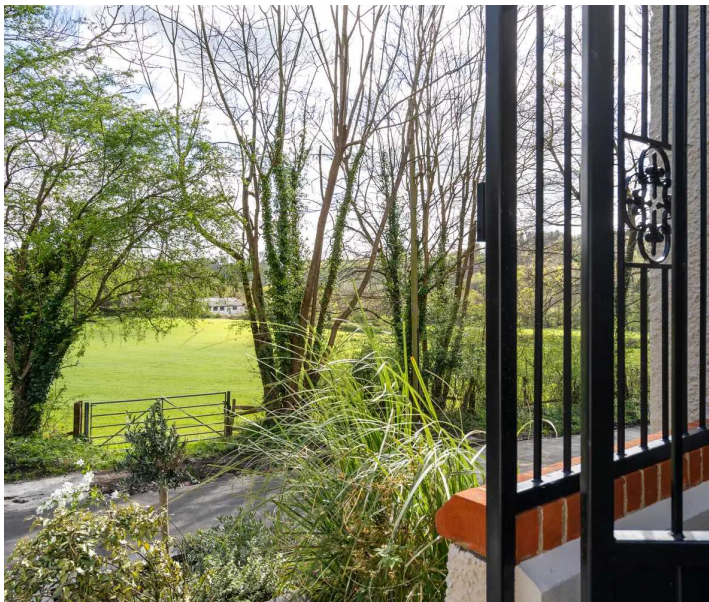
Little Dorcham Long Hill

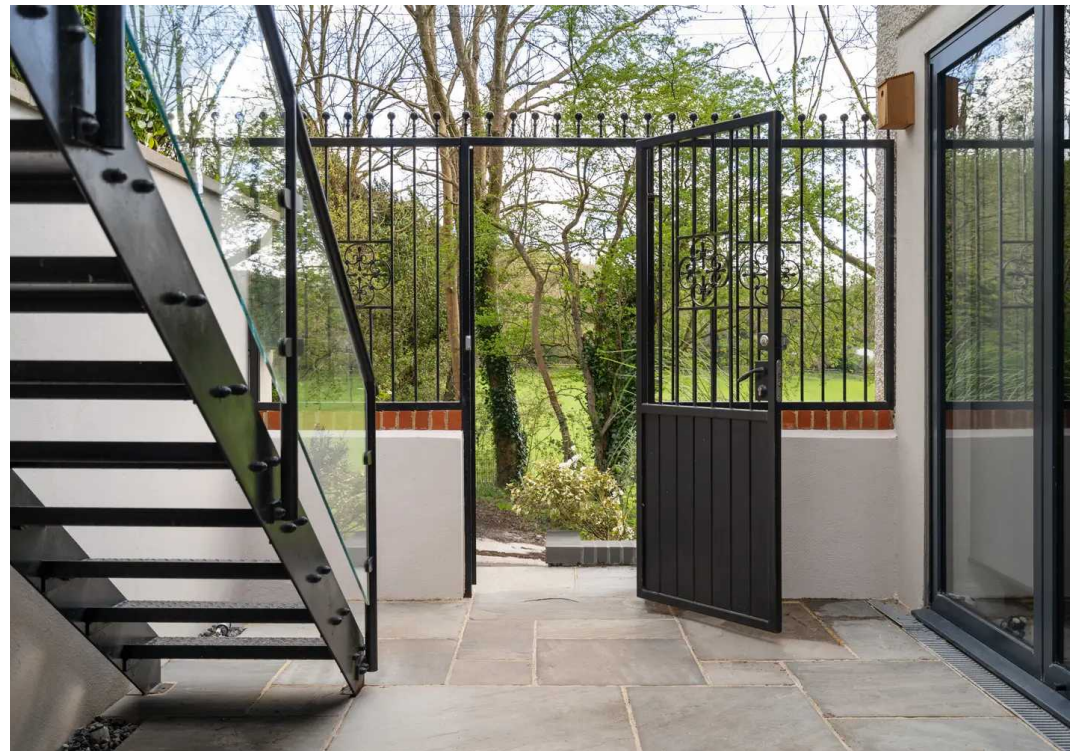
Woldingham, Caterham

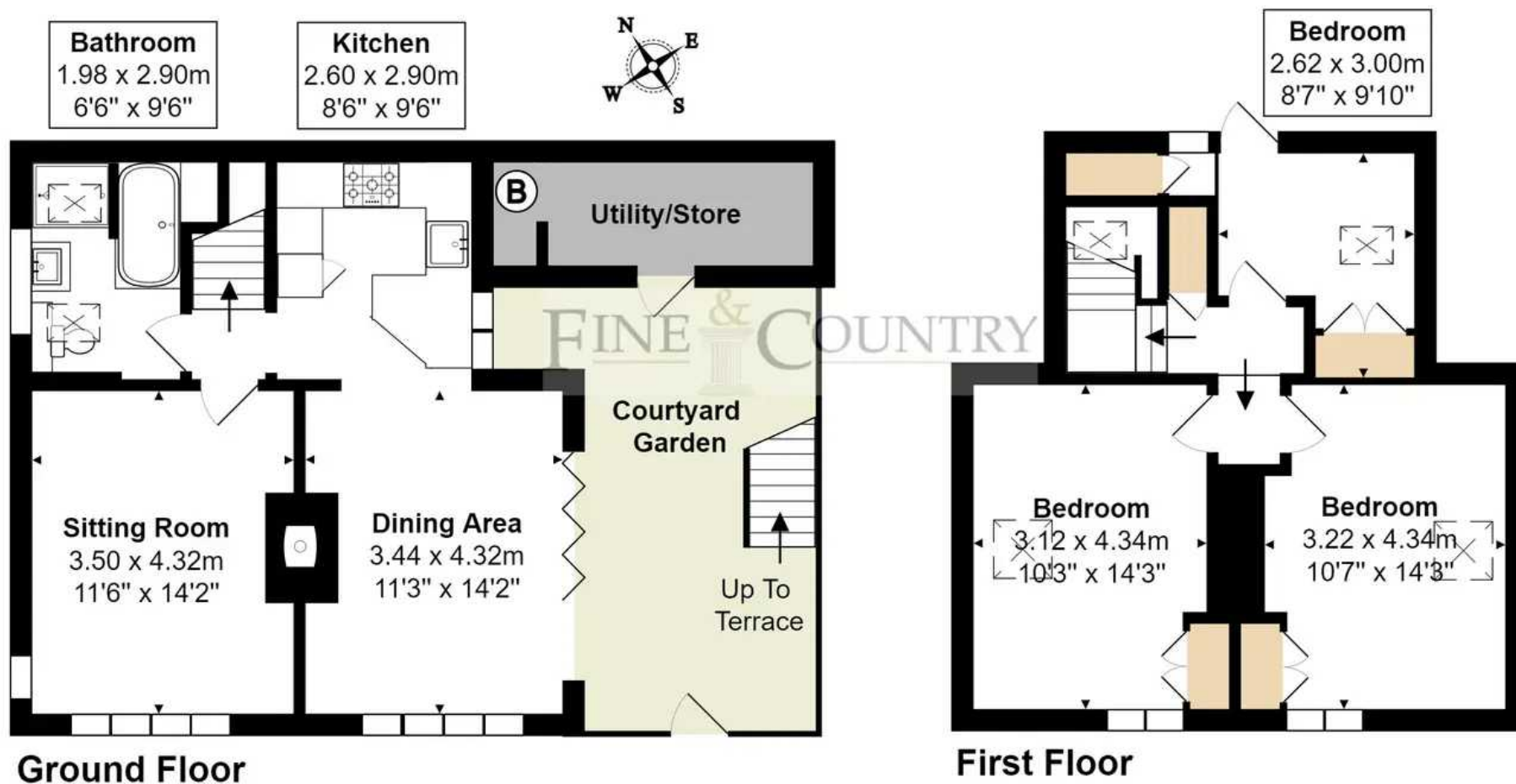
LOCATION

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 saddlery 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 its network of footpaths and bridleways.

Woldingham Station offers a frequent service direct to London Victoria (approximately 35 minutes) and, changing at East Croydon, to other London stations including London Bridge, Blackfriars, City Thameslink, Farringdon and St. Pancras International and via Clapham Junction to other locations. The M25 London Orbital motorway (Junction 6) is only 4 miles distance. The local towns of Oxted and Caterham are a ten minute drive.







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Total Area: 94.5 sq m ... 1017 sq ft (excluding utility/store, courtyard garden)

All measurements are approximate and for display purposes only.



Fine & Country

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