



Westridge, The Ridge, Woldingham CR3 7AX

Guide Price £700,000

FINE & COUNTRY



Westridge The Ridge

Woldingham, Surrey CR3 7AX

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- High Ceilings & Original Features
- Sunny Kitchen/Breakfast Room with Views
- Formal Lounge with Original Inglenook Style Fireplace with Woodburner
- Three Double Bedrooms
- Pretty South Facing Rear Garden with Views
- Garaging Currently Used as a Workshop
- Light & Sunny Conservatory
- Peaceful, Tucked Away Location
- Subject To Reserve Price





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Comprising of the West wing of this period country house, once owned by the 'Tate & Lyle' family, standing in level grounds on an elevated position, enjoying splendid far reaching views to the South, lying on the fringes of the Woldingham Village.

Approached via a sweeping drive, leading to Westridge, offering off road parking for several cars. The enclosed storm porch and front door, leads to a good size tiled entrance hall with high coved ceilings, where you are greeted by an immediate sense of space and light. There are two formal rooms consisting of the dining room, characterised by an angular bay window, beams to ceiling and ornamental wood surround fireplace with lighting and a large range of fitted shelving. The attractive wood block flooring continues into the second formal living room, an impressive space which is dominated by an original curved, brick fireplace with panelled walls and brick hearth housing a good size woodburner with bench fitted seating to each side.





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Double doors from this room leads to the sunny 'art studio', which was added in recent years, offering windows and french doors to the rear, taking full advantage of those breathtaking views. The kitchen/breakfast room is a well fitted room, the kitchen offering a range of white fronted units incorporating 'Candy' double oven, 'Candy' 4 burner hob with extractor unit over, space for fridge/freezer, space and plumbing for washing machine and dishwasher. The adjacent breakfast room is a light and sunny space with french doors and picture windows overlooking the rear garden.

Rising to the first floor via a part galleried landing, there are 3 double bedrooms, all benefiting from ever changing views. The principal bedroom having a full range of fitted wardrobes. Two of the rooms interconnect although the doorway is currently not in use. A large family bathroom with combine w.c. serves all three rooms. **Access to a loft, which houses the gas central heating boiler.**





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OUTSIDE

The rear garden is approached via the 'art studio' and kitchen/breakfast room, attractively planned and landscaped with a stone path winding down beside a generally level lawn edged with planted borders providing all year round interest. Small ornamental pond to the right of a large newly laid terrace providing ample entertaining space. The gardens are private and screened by walling and established hedgerow. A lawn extends to about 80ft and there is a timber shed and small potting shed.

The former garage which currently forms a useful workshop and storage area which could be repurposed. Ample parking is provided for to the front of the house. There is access to a small cellar from the rear garden.

Whilst the house provides comfortable accommodation the fixtures and fittings are old fashioned and today the property would benefit from upgrading.



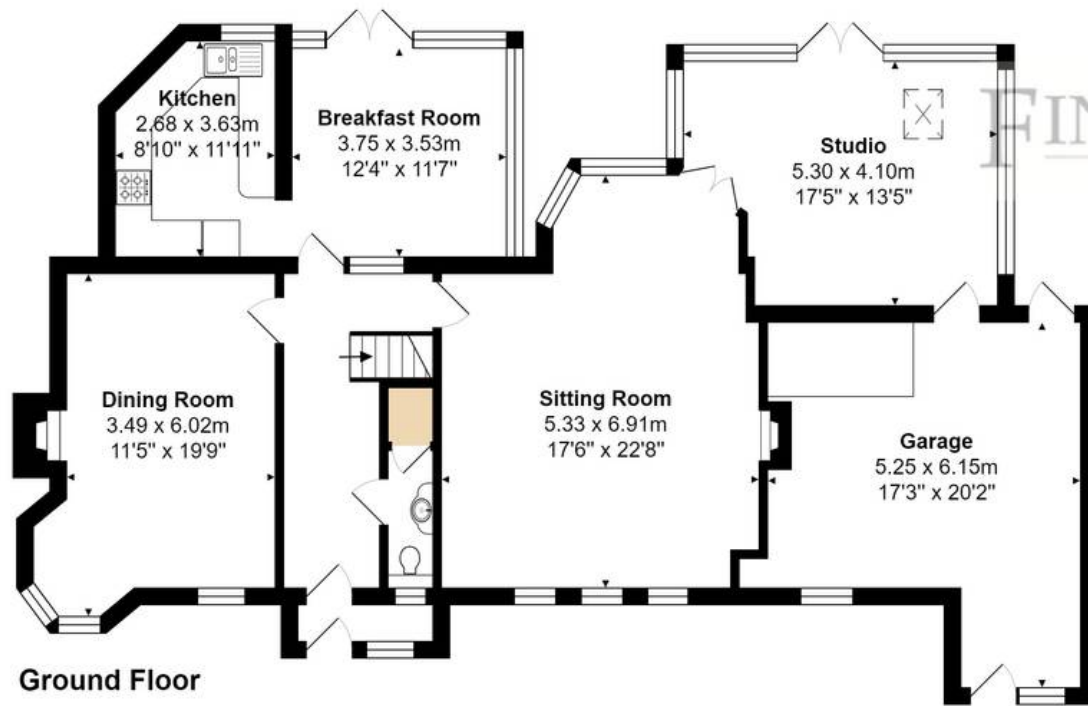


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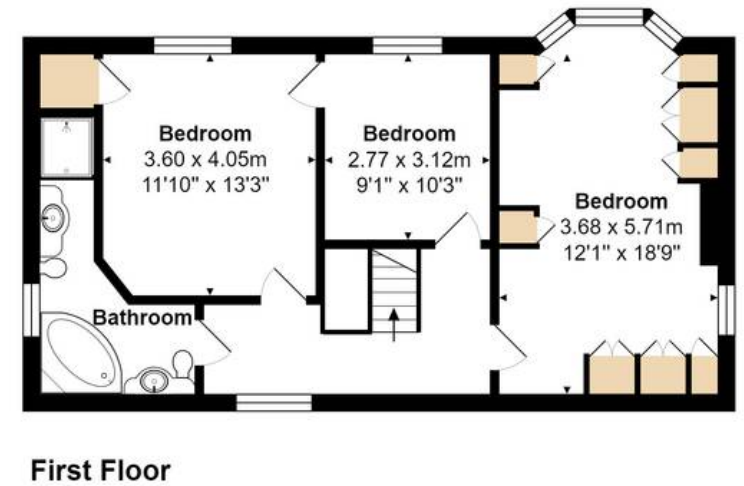
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The village of Woldingham continues to be extremely popular offering a tranquil country setting away from the bustle of the City yet within easy commuting distance. Noted for the popular Woodlea Primary School and highly rated Woldingham Girls School, 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.





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Total Area: 225.4 sq m ... 2426 sq ft (Including Garage)

All measurements are approximate and for display purposes only.

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