



Orchard House Slines Oak Road, Woldingham - CR3 7HL

Guide Price £800,000

FINE & COUNTRY



Orchard House Slines Oak Road

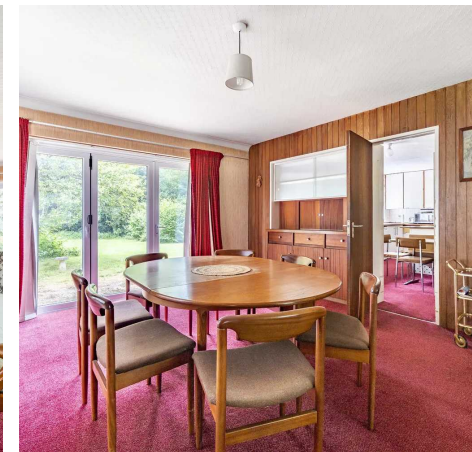
Woldingham, Surrey CR3 7HL

CALLING ALL SELF BUILDERS - set in a 0.75 acre, level, south west backing plot, this 4 double bedroom, 2 bathroom, 3 reception room property is ideal for a self builders demolition or complete refurbishment, situated within this highly sought after Village of Woldingham.

Council Tax band: G

Tenure: Freehold

- In Need of Complete Modernisation
- Ideal Self Build Plot (STPP)
- Level 0.75 South West Facing Acre Plot
- Four Double Bedrooms
- Three Reception Rooms
- Orchard
- Double Garage
- No Onward Chain





Orchard House Slines Oak Road Woldingham, Surrey CR3 7HL

Fine & Country are pleased to offer for sale, this 4 double bedroom, two bathroom, detached home, sited centrally within it's 0.75 acre level South West backing plot with orchard, now requiring complete modernisation or ideal for a self builder looking to demolish and replace with a new dwelling.

Having been within the same family for over 50 years and now with full vacant possession, the property has mains drainage and central heating fired by an oil fired boiler, installed approximately 7 years ago. Approached via a carriage driveway which was originally an in and out driveway, the property sits centrally within it's level plot. With all fixtures and fittings being pretty much original, we feel this property offers the ideal location and an exciting opportunity for a self builder or someone that wishes to take the existing building and modernise and extend accordingly (subject to the normal planning permissions required).

Accommodation comprises: Entrance porch, entrance hall, cloakroom, lounge/dining room with a bifolding door to the rear garden, kitchen/breakfast room, study, utility room, double garage, galleried landing, principle bedroom with ensuite, three further double bedrooms, family bathroom.



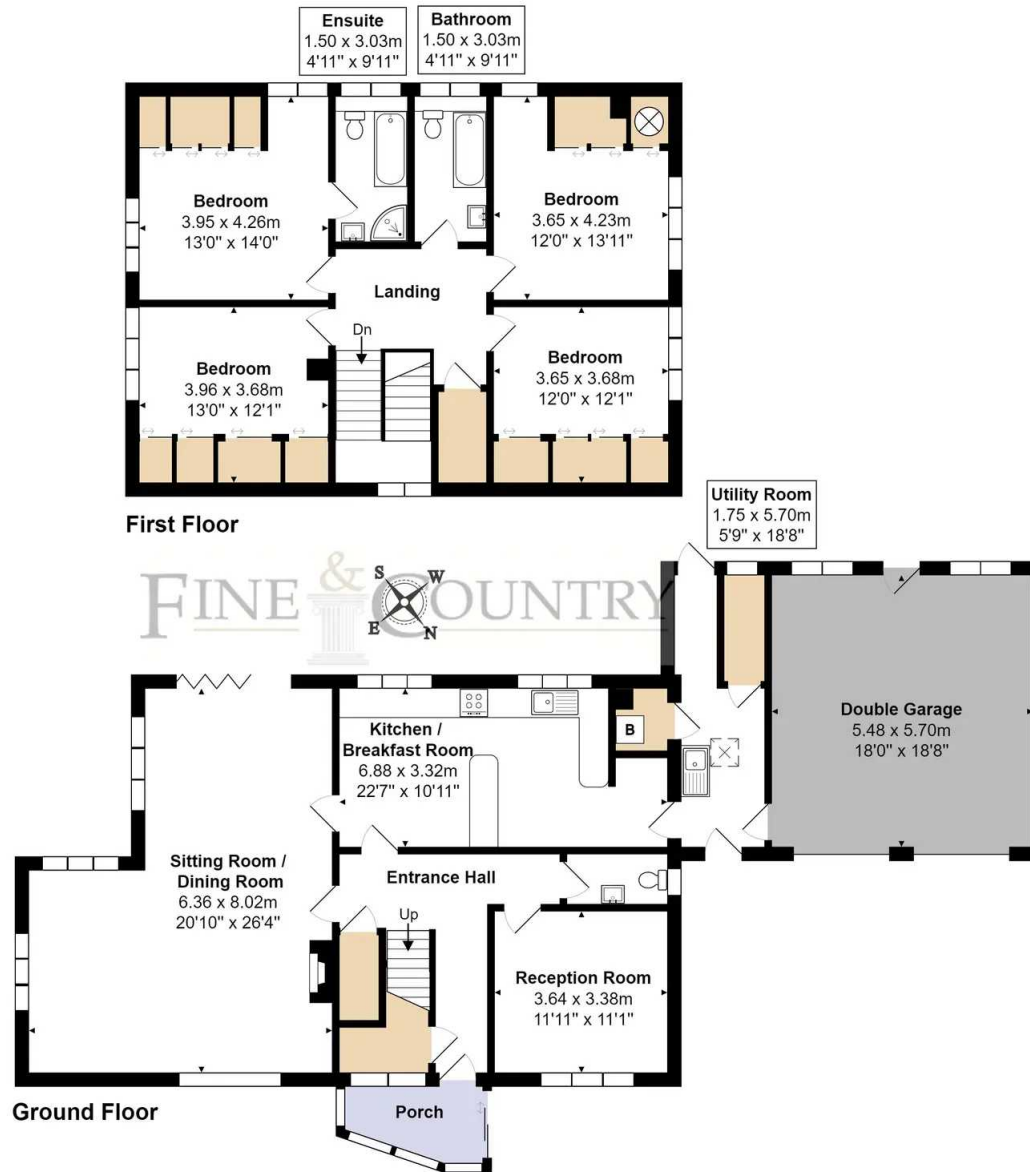


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Woldingham Surrey CR3 7HL

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.





Orchard House, Slines Oak Road, Woldingham

Total Area: 197.9 sq m ... 2130 sq ft (excluding double garage, porch)

All measurements are approximate and for display purposes only.



Fine & Country

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