



Grasslands, The Ridge, Woldingham - CR3 7AL - Guide Price: £1,800,000



Grasslands

The Ridge, Woldingham CR3 7AL

Surrounded by beautifully maintained level grounds of some 1.5 acres, this fantastic, five bedroom family home has recently been comprehensively upgraded by the current owners, situated within the highly sought after location of Woldingham Village, being within 30 minutes of central London via it's main line station.

Council Tax band: H

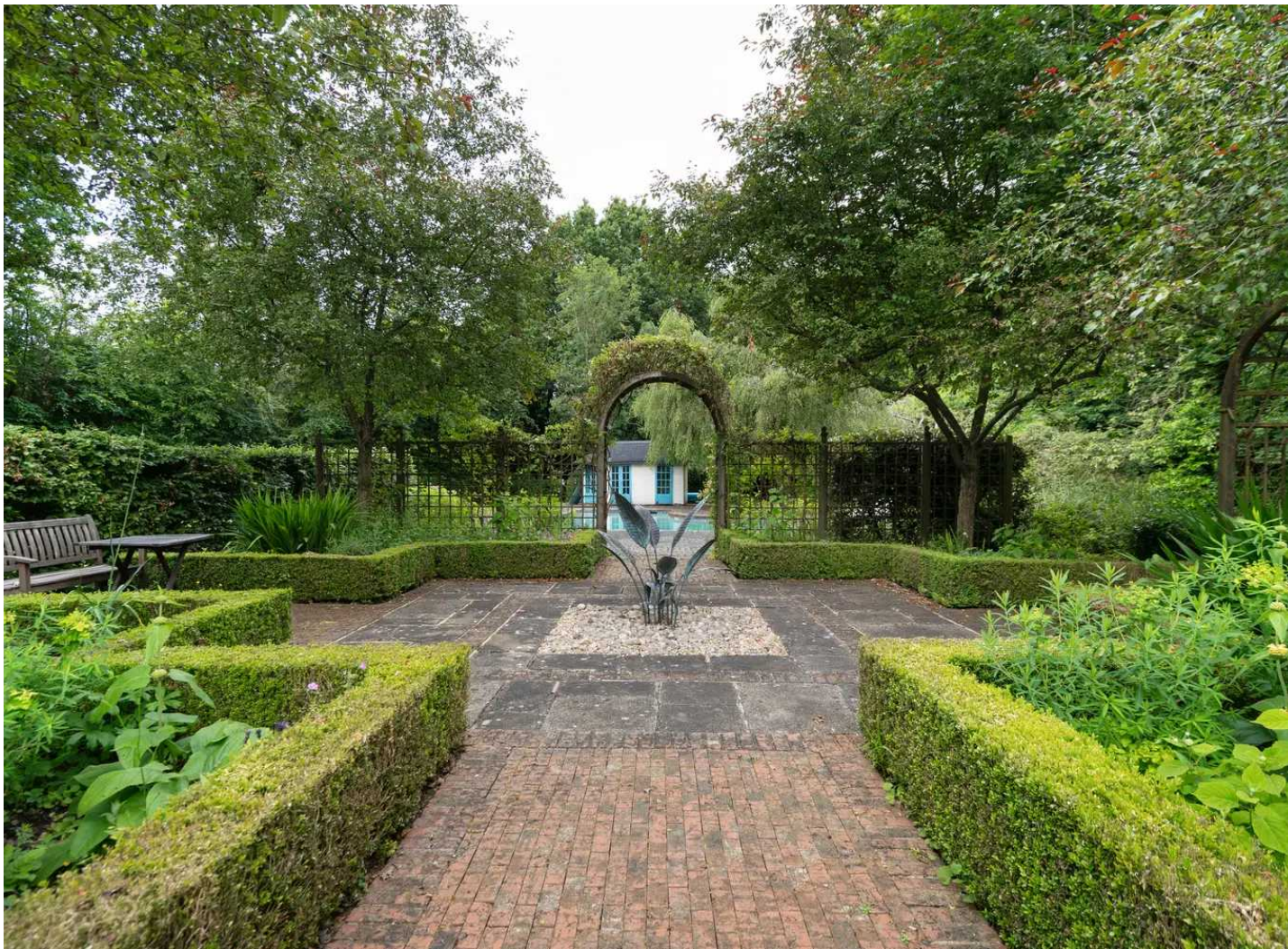
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Detached 1929 Country Residence
- Comprehensively Upgraded
- 1.5 Acre Grounds with Swimming Pool
- 'Mark Wilkinson' Kitchen
- Annexe Potential
- Detached Double Barn Style Garage
- Five Double Bedrooms with Three Ensuites
- Village Location





Grasslands

The Ridge, Caterham

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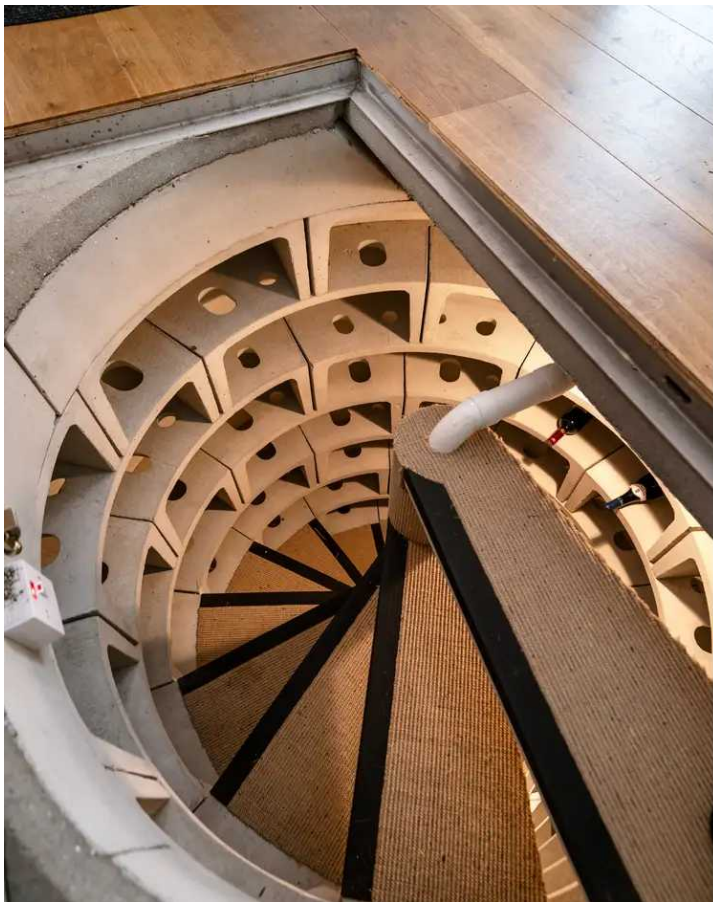




Grasslands

The Ridge, Woldingham CR3 7AL

Built in 1929, this substantial 5 double bedroom, 4 bathroom, 4 reception room detached family residence, offers just over 3,000 square feet of living accommodation, having been comprehensively refurbished and upgraded by the current owners, sitting centrally within its beautifully landscaped grounds of 1.5 acres. As soon as you step into the spacious reception hall with its concealed spiral wine cellar, the tone is set for the rest of the house. The lounge is a double aspect room, bathed in light with views over the front and rear gardens with a wood burning stove and solid oak flooring. The sitting room overlooks the front with a brick surround fireplace and oak flooring. There is a useful re-fitted guests cloakroom and walk in coats cupboard, as well as access to the spiral wine cellar approached via a hatch from the reception hall. The 'Mark Wilkinson' solid wood kitchen with Aga and stone floor with underfloor heating overlooks the grounds to the rear with french doors to the dining area leading to both the front and rear gardens. With the impressive vaulted ceiling to the dining area, this makes an ideal entertaining space. For those having the need to work from home, the spacious home office gives ample space for a couple of desks if necessary. To finish the ground floor accommodation, there is a useful utility room with second fridge/freezer and space and plumbing for a washing machine and tumble dryer, as well as a cosy snug/tv room.



Grasslands

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A secondary staircase leads to the first floor, where a guests bedroom/bedroom 5 can be found with completely re-fitted ensuite bathroom with marble tiling from mandarin stone tiles, bath with rain shower above, wc and sink unit as well as underfloor heating. This area of the house would be ideal for annexe potential, if required.

Rising to the first floor to the part galleried landing with doors to all bedrooms. The principle suite is a light and airy, double aspect room with an ensuite shower room with underfloor heating, wet room style rain shower, wc and sink, all tiled with marble from mandarin stone. The second bedroom suite has an ensuite shower room with the remaining double bedrooms sharing the refurbished family bathroom with bath, shower, wc and sink. Stripped and painted flooring to all bedrooms and landing.





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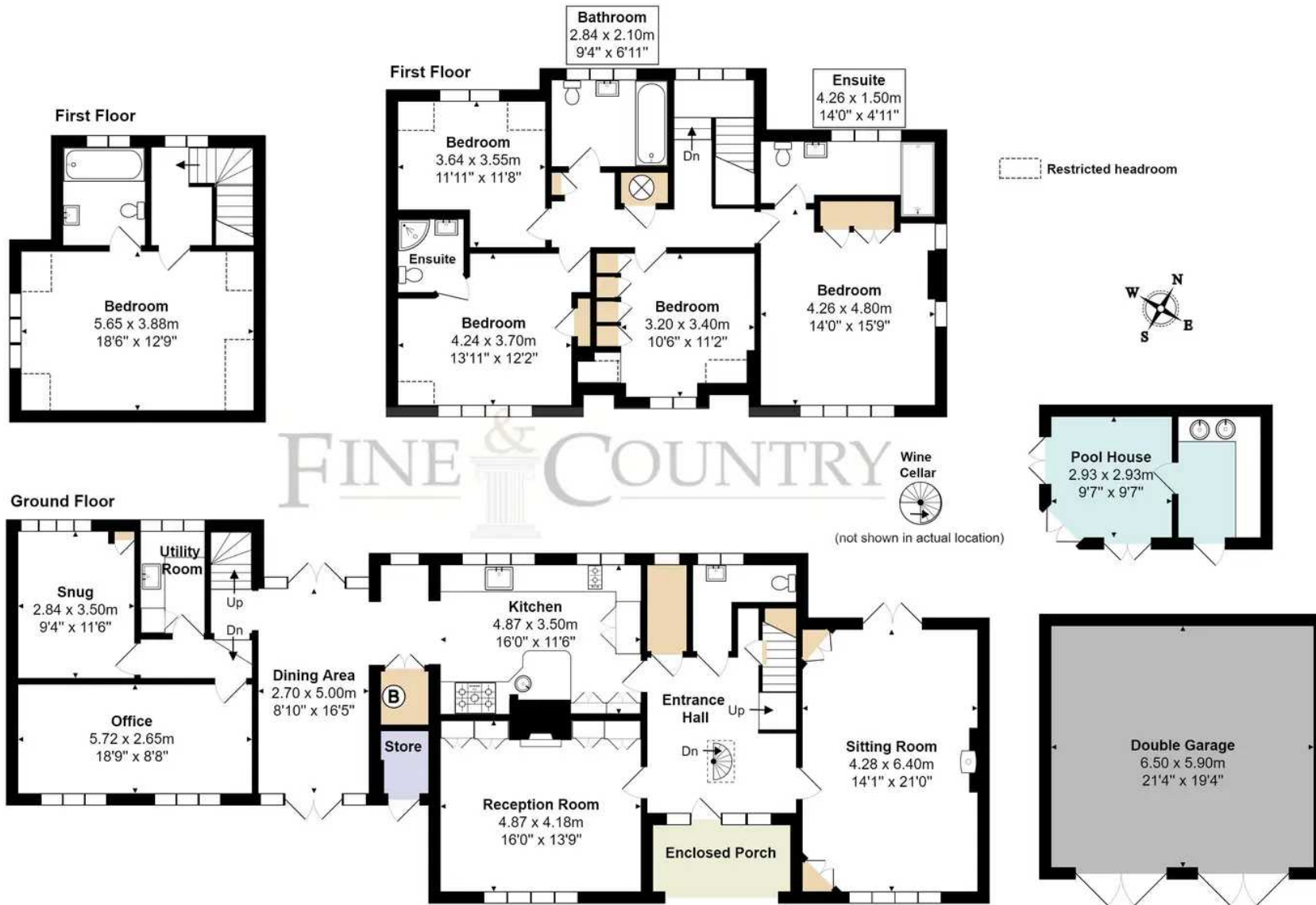
STEP OUTSIDE

The property is set in approximately one and a half acres of wonderfully landscaped gardens. The impressive frontage offers a good degree of privacy behind the electronic security gates whilst the driveway provides off road parking for numerous cars. A detached timber framed double garage is set to one side of the property and provides further secure parking for two cars and additional storage.

The grounds surround the property, with sweeping lawns to all sides, interspersed with mature trees and shrubs. There is a large York stone patio which is approached via the lounge and kitchen/dining room running the width of the property. A central walkway bordered by box hedging and seating areas leads to the outdoor swimming pool, which is served by a timber pool house with kitchenette, also housing the boiler to heat the pool. There are double gates to the rear accessed via Southfields Road as a secondary access ideal for additional parking if required.







Grasslands, The Ridge, Woldingham

Total Area: 283.0 sq m ... 3046 sq ft (excluding porch, double garage, pool house)

All measurements are approximate and for display purposes only.



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