



Jasmine Cottage, Station Road, Woldingham - CR3 7DA



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Substantial, family home amid 0.6 acres on a west facing plot, within the heart of Woldingham Village, offered for sale with no onward chain, now requiring updating.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Central Village Location
- Level West Facing Garden
- In Need of Some Updating
- Double Garage
- Within one mile of Woldingham station
- Berkeley Homes Built
- Short Level walk to Post office and convenience store
- Original swimming pool
- Gated Driveway





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An attractive, double fronted, four bedroom, 4 bathroom detached family home located in the centre of Woldingham Village, being well set back from the road offering a high degree of privacy, on a level plot of 0.63 acres sitting behind wrought iron gates, The house offers flexible accommodation over two floors, now requiring some updating. The downstairs accommodation comprises of a spacious reception hall with cloakroom, double doors to a huge, triple aspect living room with two large square bay windows and fireplace with open fire and french doors to the rear garden. The formal dining room has double doors to the reception hall and a useful door to the kitchen/breakfast room, which is fully fitted with a range of wood effect units incorporating integrated oven, gas hob, dishwasher and fridge/freezer. From here there is access to the family room with double doors to the garden and utility room with second cloakroom. A study completes the accommodation downstairs.

Rising to the first floor, the four bedroom suites all have ensuite facilities all having fitted wardrobes. There is access from the house to the double garage which has electric with up and over doors.





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OUTSIDE

The property is approached through a brick pillared entrance with wrought iron gates opening onto a gravel driveway providing extensive parking and leading to the garage. There are brick edged lawns to the front, matures trees, shrub beds and borders providing a natural screen. Gated side access and a paved pathway lead to the rear. The west facing rear garden comprises paved terrace with loggia, giving away to extensive level lawns with shingle path to the side, bordered by mature hedging to all sides. To the rear of the plot, an abundance of rhododendrons can be found with a path leading to the INDOOR SWIMMING POOL with wave exercise machine (now requiring attention). Outside lighting, multiple water taps. In all about 0.63 acres.





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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: 257.5 sq m ... 2772 sq ft (excluding double garage)
 All measurements are approximate and for display purposes only.



Fine & Country

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