



Clarence House Butlers Dene Road, Woldingham - CR3 7HH

Guide Price £2,700,000

FINE & COUNTRY



Clarence House Butlers Dene Road

Woldingham, Caterham

Early release of this stunning contemporary 4 bedroom house standing within almost one acre of landscaped gardens and benefitting from panoramic views to the East and south.

Tenure: Freehold

- Enormous Garage 35'7 x 22'5
- Bespoke Triple Aspect German Kitchen / Family Room
- High Ceilings throughout
- Dual aspect Lounge fitted with Media Centre
- Two Beautifully tiled En-Suites plus full Family bathroom
- Extensive use of porcelain ceramics
- Underfloor heating throughout via air heat pump combined with 14 solar panels
- Electric remote controlled entrance gates
- Floating oak staircase with glazed panelling
- Glazed balconies and Purpose built gazebo





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Brand New contemporary dwelling capturing panoramic views and standing within almost one acre of private grounds.

Built to the latest industry standards the robust concrete raft construction combines a style and space that sets it apart from

surrounding housing in this valuable and sought after north downs village.

Providing total privacy within a west backing established green setting the elevated position of the house and the use of large reinforced

glazed doors and windows ensures that the house is flooded with natural daylight.

The house offers a fantastic opportunity to create your own interior scheme and utilise the large high ceilinged spaces in the best possible way. The floor plan illustrates a cavernous garage that could be partially repurposed as a cinema room or simply used as intended.

The house is scheduled for final build completion in July and early interest is now invited through Fine & Country: Tel-01883 653040



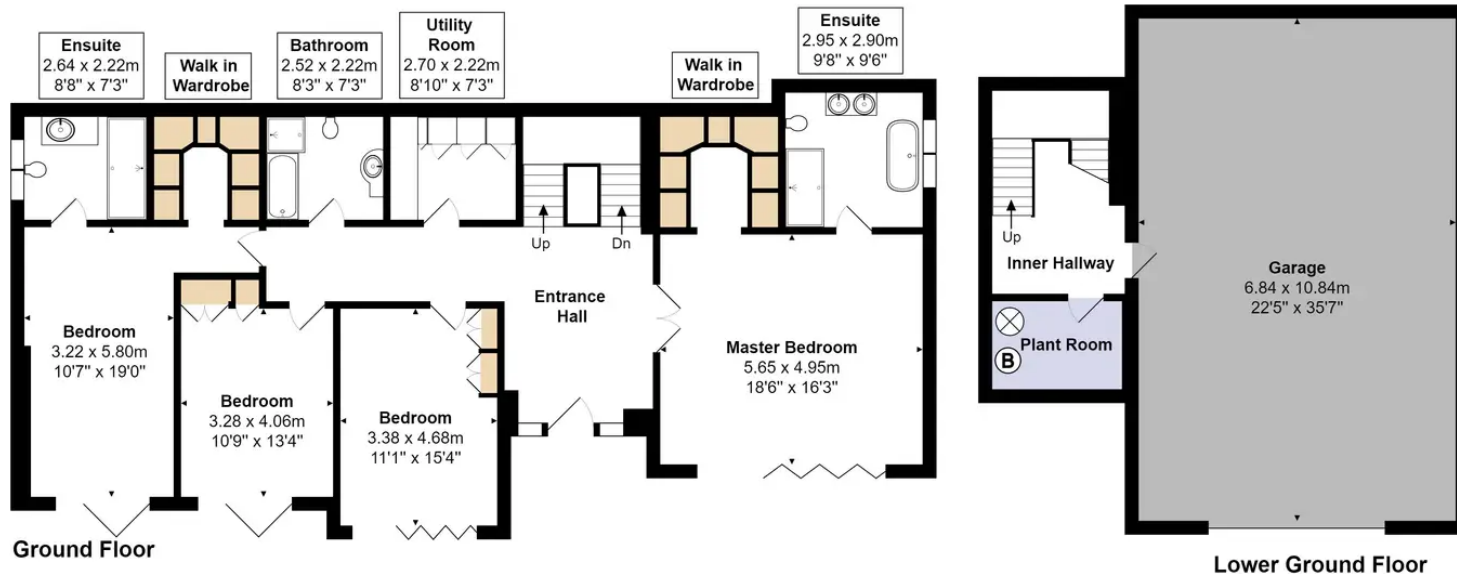
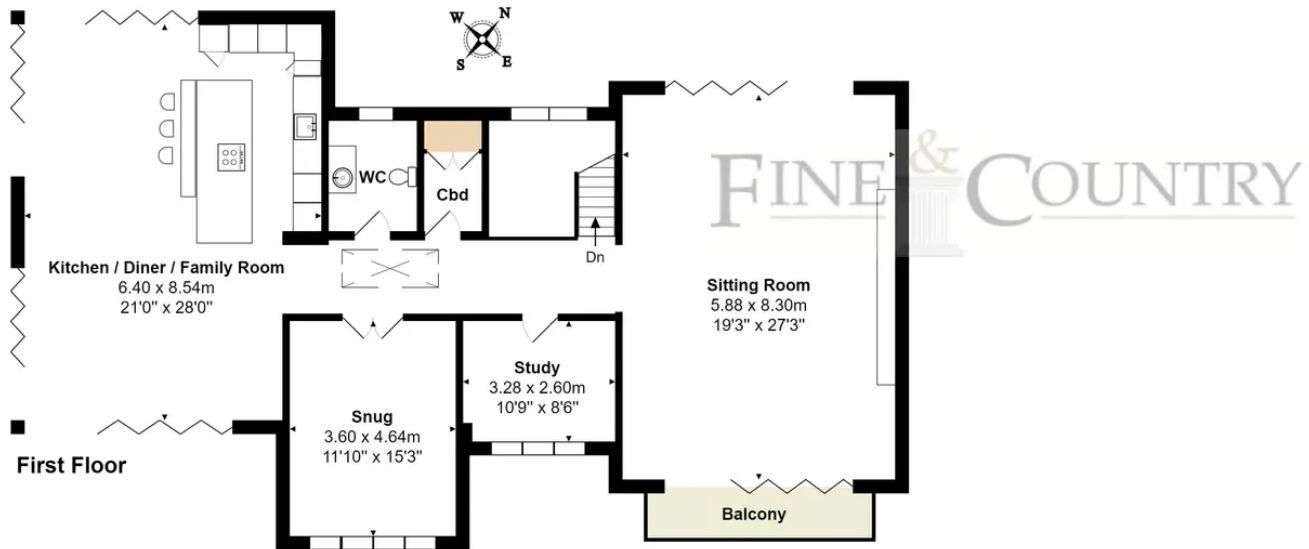


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The village of Woldingham continues to be extremely popular offering a tranquil country setting away from the bustle of the City yet within easy commuting distance. Noted for the popular Woodlea Primary School and highly rated Woldingham Girls School,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





Clarence House, Butlers Dene Road, Woldingham

Total Area: 400.7 sq m ... 4313 sq ft (excluding balcony)

All measurements are approximate and for display purposes only.



Fine & Country

Estates Office, 7 The Crescent Station Road, Surrey - CR3 7DB

01883 653040

woldingham@fineandcountry.co.uk

www.fineandcountry.co.uk/woldingham-oxted-and-purley-estate-agents