



Annsway Upper Court Road, Woldingham - CR3 7BF

Guide Price £1,100,000

FINE & COUNTRY



## Annsway Upper Court Road

Woldingham, CR3 7BF

Well proportioned detached house with south facing garden. Lounge with exposed brick fireplace, modern kitchen, home office, solar panels, 4 bedrooms, beautiful landscaped garden, sitting within the heart of the village, this property boasts an enviable position for someone to acquire and change if necessary, subject to the usual planning consents.

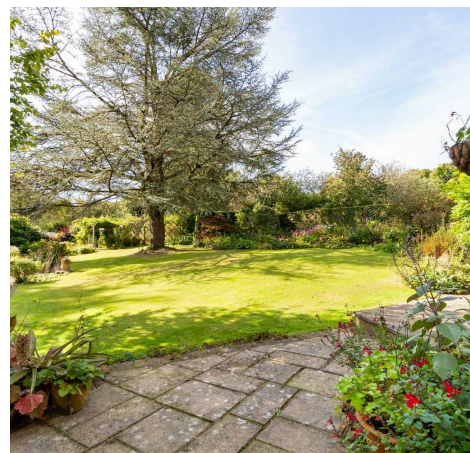
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: G

- Central Village Location
- Three Reception Rooms
- Solar Panels
- EPC Rating B
- Scope For Further Extensions (STPP)
- Single Detached Garage
- Ensuite Bathroom
- Modern Fitted Kitchen
- Secluded South Facing Half Acre Plot





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Introducing a rare opportunity to acquire a substantial 4-bedroom detached house nestled within a central village location, providing utmost privacy on a secluded south facing half acre plot.

Built in 1947, the property now offers someone the opportunity to improve and extend, subject to the usual planning consents. Stepping inside, the property provides a generous living space spread across three reception rooms, providing versatility and ample room for both entertaining and every-day living. The modern fitted kitchen boasts up to date amenities and sleek finishes, creating a pleasant area overlooking the rear garden. A separate, good size utility room has plumbing and space for the usual washing machine and tumble dryer, along with a pantry and cloakroom off. The double aspect lounge is a lovely room with sliding doors from the large square bay area to the rear garden and a pretty triangular bay, overlooking the westerly aspect, ideal for relaxing with a book and a glass of wine watching the sun set.



This residence includes several noteworthy features, notably the presence of solar panels, ensuring energy efficiency and cost savings. With an impressive EPC rating of B, this property is both environmentally conscious and economical. Additionally, the dwelling presents incredible potential, with scope for further extensions subject to the necessary planning permissions.



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The first floor accommodates four well-appointed bedrooms, each offering a peaceful retreat complemented by ample natural light. The master bedroom benefits from an ensuite bathroom, providing a private sanctuary for relaxation and rejuvenation. Three further double bedroom, all with fitted wardrobes share the recently re-fitted shower room.

Stepping outside to explore the beautifully landscaped grounds extending to half an acre, the south facing rear garden offers complete seclusion, with extensive lawns, bordered by mature trees and shrubs, apple and pear trees, wildlife pond with water feature, greenhouse, rose garden, and a pretty central arbor walkway. To the front, the property features a single detached garage for convenient parking and additional storage, further elevating the functionality of the home.



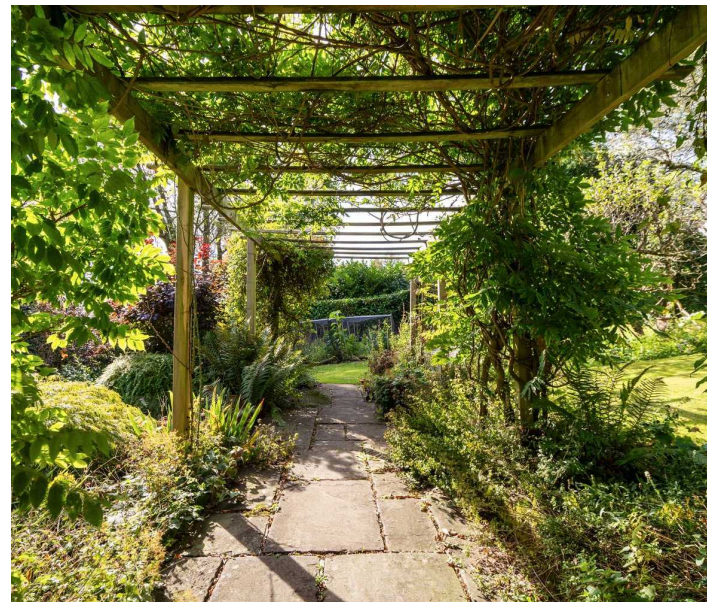
With its prime location in the heart of the village, residents can enjoy a tranquil lifestyle while still being in close proximity to local amenities and conveniences. Contact us today to arrange a viewing and explore the endless possibilities that this property has to offer.



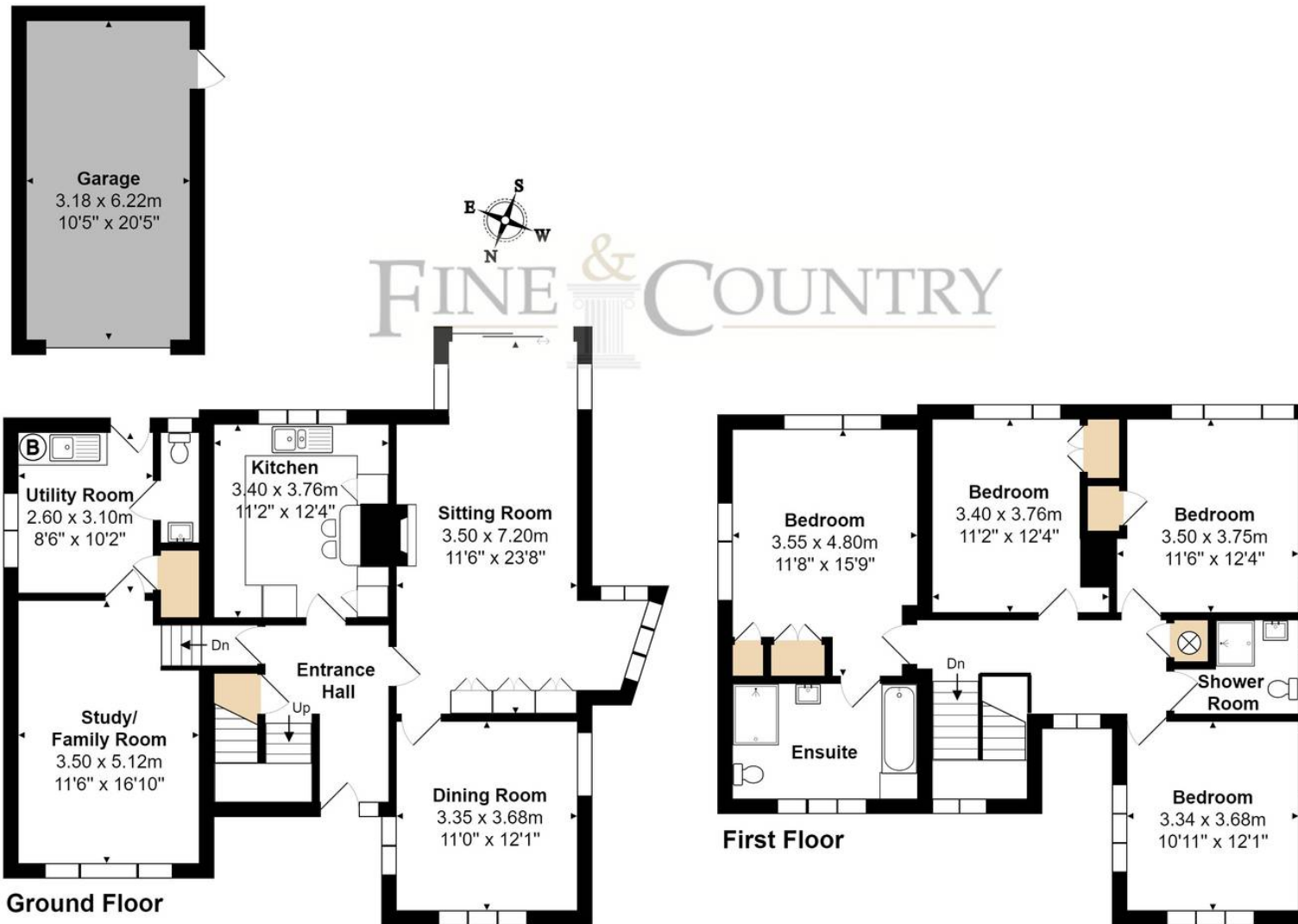
## Annsway Upper Court Road

Woldingham, Caterham

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.







**Annsway, Upper Court Road, Woldingham**

**Total Area: 182.2 sq m ... 1962 sq ft (excluding garage)**

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](mailto:woldingham@fineandcountry.co.uk)

[www.fineandcountry.co.uk/woldingham-oxted-and-purley-estate-agents](http://www.fineandcountry.co.uk/woldingham-oxted-and-purley-estate-agents)