



15 Hilltop Walk, Woldingham - CR3 7LJ

FINE & COUNTRY



15 Hilltop Walk

Woldingham, CR3 7LJ

A four bedroom detached home, situated within a quiet position within Woldingham Garden Village, now requiring updating. Set high on the North Downs and around a mile away from the mainline rail links of Woldingham Station - a 30 minute journey from London Victoria.

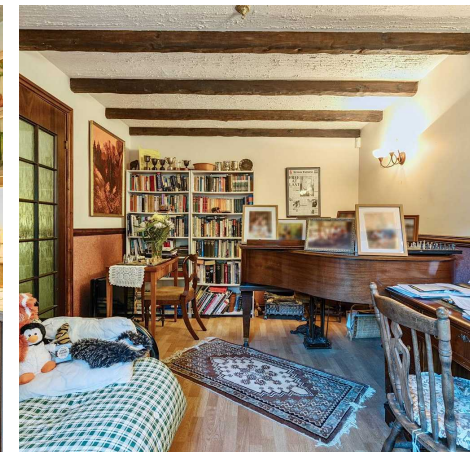
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Quiet Tucked Away Position
- Inglenook Fireplace with Open Fire
- Double Garage
- Manageable Level Rear Garden
- Walking Distance of Station
- In Need of Modernisation





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Upstairs, the property offers four well-appointed bedrooms, providing comfortable accommodation for the whole family. The master bedroom benefits from an en-suite bathroom. The remaining bedrooms share access to a family bathroom, ensuring practicality and convenience for daily routines.

Presenting a rare opportunity to acquire this family home in a coveted residential enclave, this 4-bedroom detached house boasts a quiet tucked away position, providing a serene retreat from the hustle and bustle of daily life.

Stepping inside, the entrance hall leads to a generously proportioned living room featuring an impressive inglenook fireplace with an open fire, creating a cosy focal point perfect for gatherings with family and friends. The adjoining dining room offers a formal space for entertaining, with ample room for hosting memorable dinner parties.

The kitchen is well-equipped with a range of base and wall units, providing plenty of storage space for culinary essentials. A utility room offers additional convenience, with direct access to the rear garden. An office/study on the ground floor provides a private workspace, ideal for those working remotely or seeking a quiet area for concentration.





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Externally, the property features a double garage, providing secure parking and storage solutions for vehicles and equipment. The manageable level rear garden offers a blank canvas for green-fingered enthusiasts to create their own outdoor sanctuary or for families to enjoy outdoor activities in a private setting.

Conveniently located within walking distance of the station, this property offers easy access to local amenities, transport links, and schools, making it an ideal choice for those seeking a well-connected lifestyle. While the property is in need of modernisation, this presents an exciting opportunity for new owners to add their own personal touch and create a bespoke living space tailored to their individual tastes and requirements.

In summary, this property represents a rare chance to secure a spacious family home in a desirable location, with the potential to unlock its full charm and character through renovation and modernisation. Contact us today to arrange a viewing and discover the endless possibilities this property has to offer.

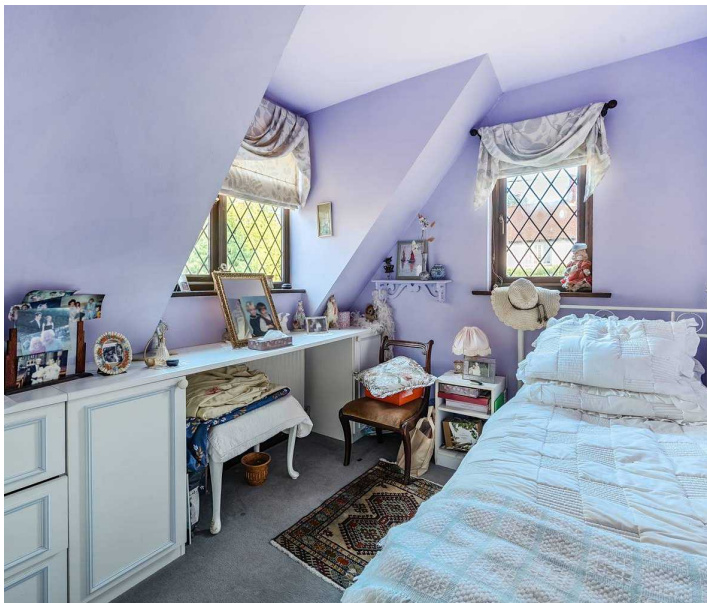




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The village of Woldingham continues to be extremely popular offering a tranquil country setting away from the bustle of the City yet within easy commuting distance. Noted for the popular Woodlea Primary School and highly rated Woldingham Girls School,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





Hilltop Walk, Woldingham, Caterham, CR3



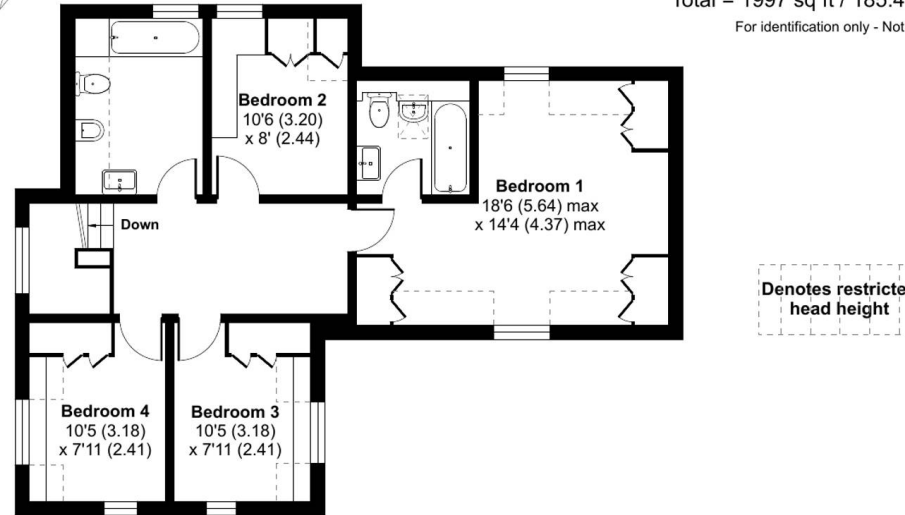
Approximate Area = 1598 sq ft / 148.4 sq m

Limited Use Area(s) = 84 sq ft / 7.8 sq m

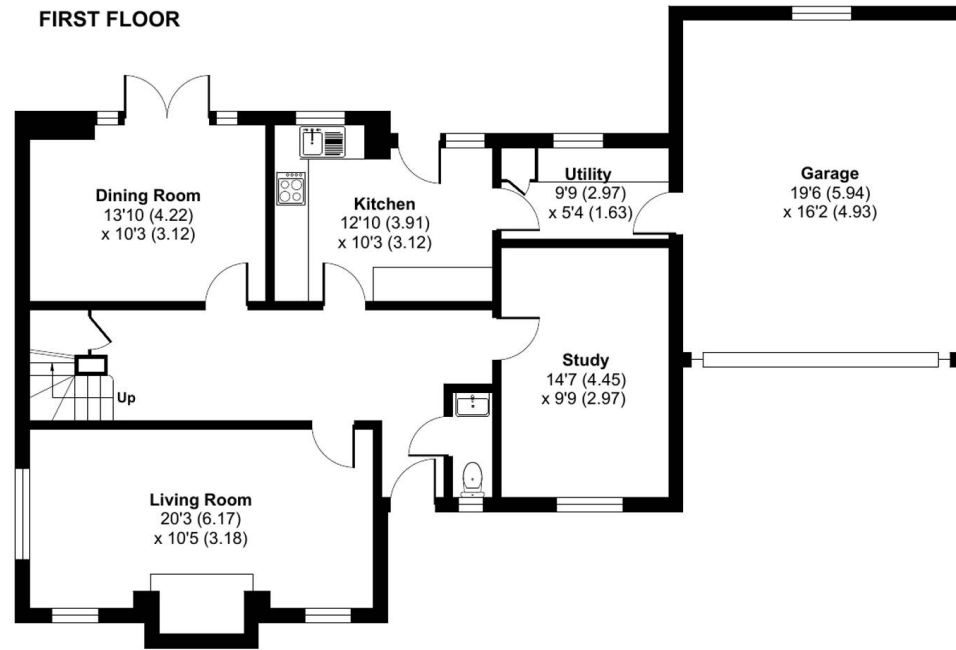
Garage = 315 sq ft / 29.2 sq m

Total = 1997 sq ft / 185.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





Fine & Country

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