



Chippings, Slines Oak Road, Woldingham - CR3 7BL

Guide Price £1,625,000





## Chippings, Slines Oak Road

Woldingham, CR3 7BL

An immaculately presented, 5 double bedroom, 3 bathroom, 5 reception room, detached residence, set within a discreet and totally secluded plot of just under  $\frac{3}{4}$  of an acre. The village of Woldingham boasts its main line station serving London within 30 minutes as well as The Crescent parade of shops and village facilities.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Berkeley Home built in 1988
- Open Plan Kitchen/Family Room with Conservatory End
- Completed Secluded Grounds backing Protected Fields
- Immaculately Presented Throughout
- Grounds Extending to 0.74 Acres
- Central Village Location







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Tucked away, within the village of Woldingham, this 5 double bedroom, three bathroom, 1980's detached family residence, is offered for sale presented in excellent and immaculate condition throughout.

Designed and constructed by the renown house builder, Berkeley Homes, the house offers totally secluded grounds of approximately 0.74 acres, with the property sitting centrally within its plot, having the benefit of landscaped gardens to all sides to enjoy.

With the accommodation extending to just over 3000 square feet (including the double garage), over two floors, the hub of the house has to be the impressive kitchen/breakfast/family room with conservatory end, a bright and sunny open plan area with underfloor heating and an adjacent playroom/snug (currently used as a 'work from home therapy room) creating an excellent family and entertaining space. An abundance of fitted kitchen units with granite work tops and integrated appliances to include Zip hot and cold water tap, a range of self cleaning Neff ovens with microwave and large and small warming drawers, induction hob with De Dietrich pop up extractor unit, dishwasher, larder fridge & freezer units. This whole area has delightful views overlooking the rear garden and rolling countryside views beyond. There is a spacious entrance hall with guests 'Porcelanosa' cloakroom, a fully fitted study, formal dining room with two doors, one to the kitchen area and one from the hall, and a utility.







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The impressive triple aspect lounge has a feature fireplace with gas fire and french doors to the rear garden as well as solid wood flooring which also extends to the entrance hall, study and dining room.

Rising to the first floor you will discover five good sized bedrooms, all of which have fitted wardrobes and supported by three bath/shower rooms. The principle suite boasts fine views of the grounds and rolling countryside beyond with luxurious ensuite facilities being fully tiled with Porcelanosa tiles, large bath with central taps, separate good size rain shower cubicle, bidet, wc and vanity sink. Adjacent to the principal suite is bedroom five, which is currently fitted out as a walk-in wardrobe/dressing room. The second bedroom suite has ensuite facilities, with the remaining two bedrooms sharing the family bathroom with bath and separate rain shower.



Other features worth noting, surround sound system to the kitchen/dining/family room/lounge/dressing room/master bedroom areas, Worcester gas central heating boiler with gas central heating via radiators, double glazing throughout, electric car charging point, and Amtico flooring to all the bathrooms, mains drainage.





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### OUTSIDE

The mature and totally secluded landscaped gardens surround the property to all sides, approaching 0.75 acres, with an open outlook to the rear, backing onto a field protected by the SSSI, put in place to safeguard for present and future generations, in this case, a field of wild orchids. There is a patio and level lawns directly to the rear of the property as well as undulating lawns and an area of light woodland, making this the perfect garden for children to play and explore, as well as the enjoyment of outdoor entertaining. Beautifully landscaped throughout with a variety of specimen trees and shrubs to include peony, twisted willow, acers and lilac, whilst winding through the woodland is a charming walkway that leads round to the front of the house, passed the ornamental pond with waterfall feature, making it the perfect area to just sit and enjoy the fish and your surroundings.

Double Garage: remote up and over door, personal door to house.







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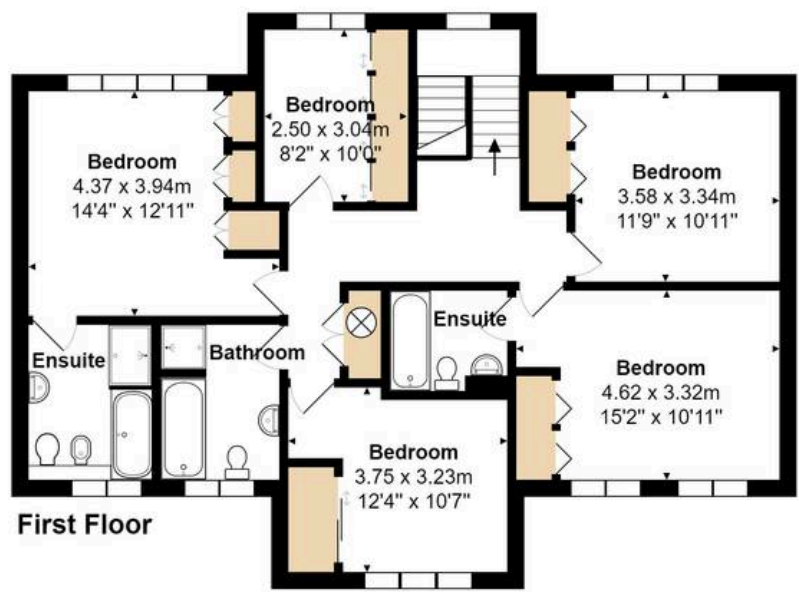
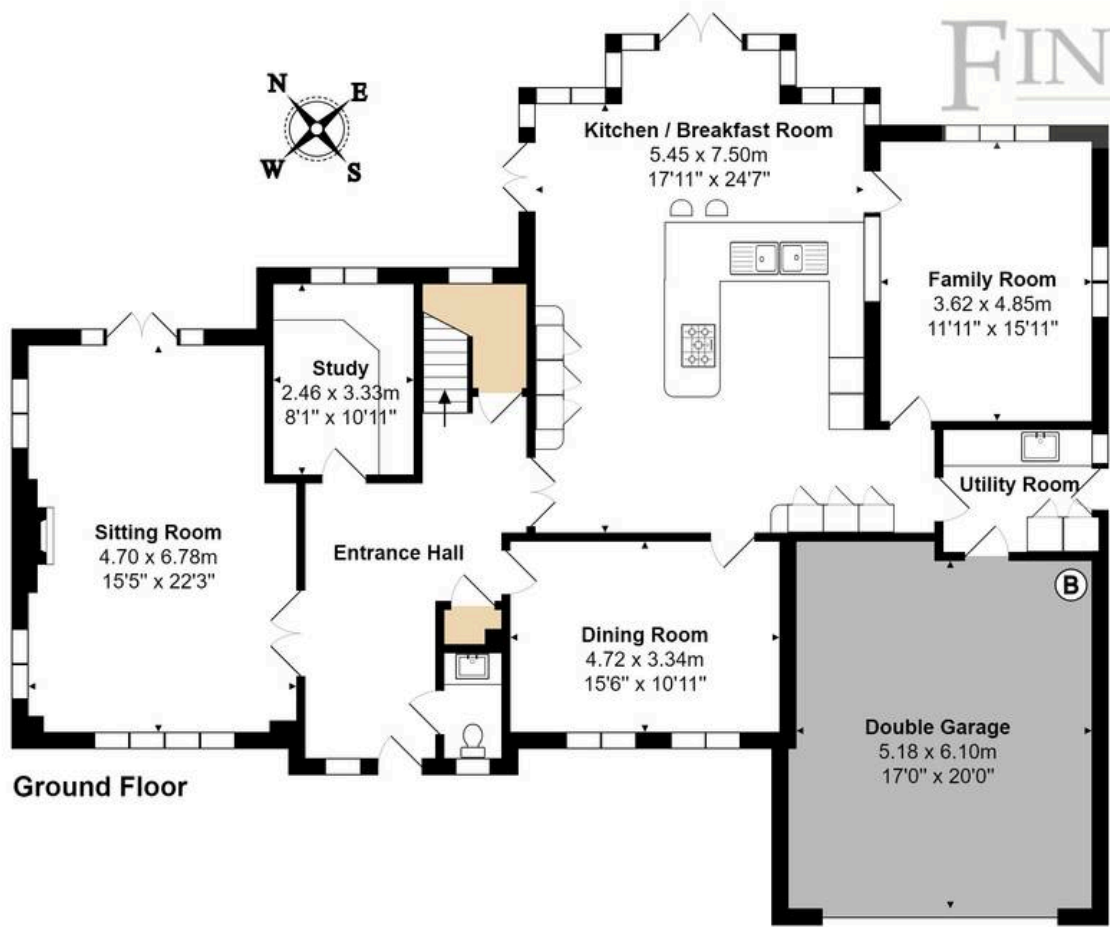
The village of Woldingham continues to be extremely popular offering a tranquil country setting away from the bustle of the City yet within easy commuting distance. Noted for the popular Woodlea Primary School and highly rated Woldingham Girls School, the village has an active community at its heart.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











**Chippings, Slines Oak Road, Woldingham**

Total Area: 286.0 sq m ... 3079 sq ft (including double garage)

All measurements are approximate and for display purposes only.





## Fine & Country

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