



West View Southview Road, Woldingham - CR3 7AB

FINE & COUNTRY



West View Southview Road

Woldingham, CR3 7AB

Nestled in a tranquil and secluded location, we are delighted to present this remarkable 5-bedroom detached house, boasting a tucked away position and set on a level south-facing one-acre plot. Perfectly positioned opposite the esteemed Woldingham Golf Club, this property offers a unique lifestyle opportunity in an idyllic setting.

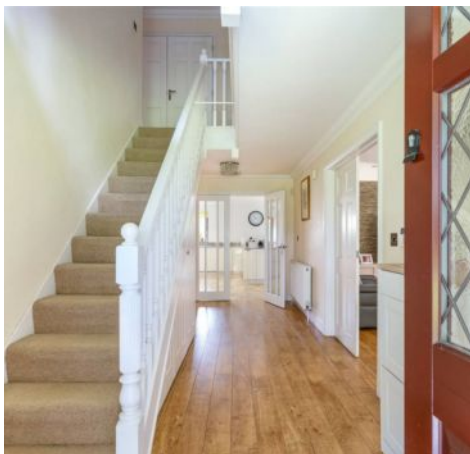
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Secluded, Tucked Away Location
- Level South Facing One Acre Plot
- 5 Double Bedrooms & 3 Bathrooms
- Scope to Extend (STPP)
- Opposite Woldingham Golf Club



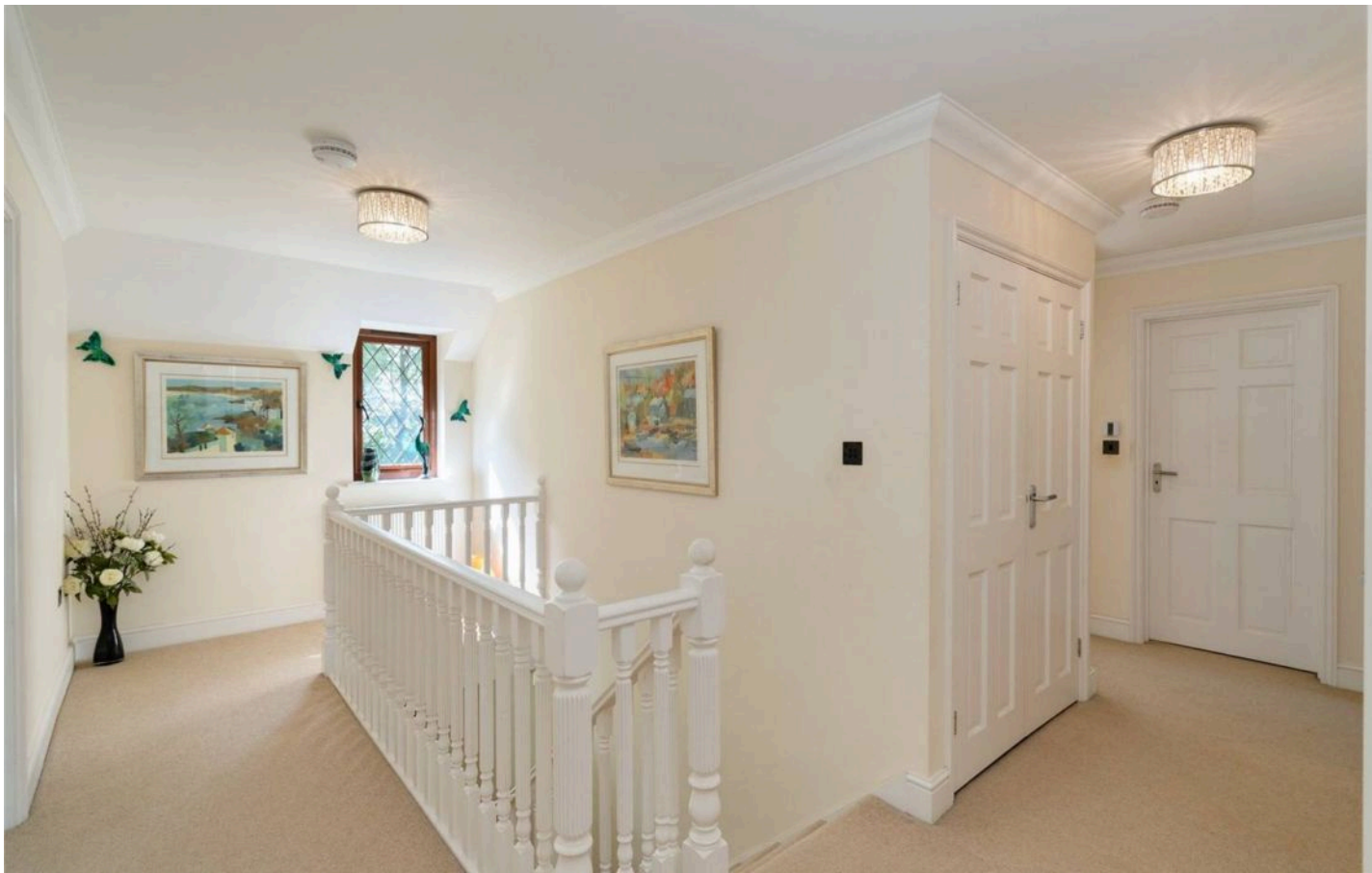


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A beautifully presented, five double bedroom, three bath/shower room, three/four reception room, detached family home, built 2004 and situated within the sought-after village of Woldingham, adjoining the highly regarded Woldingham Golf Course. Offered to the market in excellent condition throughout, boasting a magnificent Kitchen/Dining/Family Room running the full width of the property overlooking the delightful level grounds of an Acre. Approached via double, wooden remote-operated security gates, leading to a resin-bond extensive driveway provides ample off-road parking and turning area for numerous cars. The property has been traditionally constructed of brick relieved by tile hung elevations and leaded light windows. Offering just over 3,000 ft² of living accommodation over two floors; all the rooms are independent and arranged off a central Reception Hall and Landing with windows affording green views over generous, lawned grounds.





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A particular note of this property is the comprehensively fitted, Mereway kitchen: an abundance of gloss-fronted, white and contrasting brown units with galaxy composite stone worktops incorporating a large central island unit. Integrated appliances include a Mercury range cooker with induction top, wine fridge, dishwasher, double full-height larder fridge-freezer, double full-height larder cupboard and a double cupboard concealing everyday appliances with power and light. There are two sets of bi-folding doors leaving both the Kitchen area and the Dining area, giving access to the extensive flagstone patio to the rear, as well as halogen down-lighters, under-counter lighting and base counter lighting, all with underfloor heating beneath Karndean tiles. We believe a shrewd addition to this room would be the inclusion of an Orangery off of the Dining area (STPP.) A Utility Room with another full range of matching cupboards, plumbing for washing machine and tumble dryer, Worcester gas central heating boiler and a door to the rear garden, also with underfloor heating. The formal Lounge is a double aspect room with a focal point gas log-effect fireplace, fitted media unit to one wall and matching fitted benching/storage units recessed into the bay overlooking the front garden.





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A second double aspect sitting oom, serviced by another gas log-effect fire, is currently used as a TV Room/Snug and to complete the ground floor, a modern, fully tiled Cloakroom and a large Study, fully fitted with bespoke office furniture incorporating storage and desk unit.

FIRST FLOOR... Rising to the first floor, all bedrooms lead off the half Galleried Landing, with the main bedroom having a range of fitted wardrobe cupboards, walk-in wardrobe, en suite with large walk-in shower, vanity sink unit, W/C, tiled walls and flooring. Bedroom suite two also offers a double wardrobe cupboard, views to the rear garden and an en suite shower room with large shower cubicle, W/C, wash-hand basin, tiled walls and flooring. The remaining 3 bedrooms are all double rooms, fitted with wardrobes which share the family bathroom. A walk-in shower, panelled bath, sink unit, W/C, tiled walls and flooring with underfloor heating.

STEP OUTSIDE... A particular feature of the property, offering an approximate total of an Acre: a flagstone patio is approached via the Kitchen/Family/Dining Room with extensive level lawns abutting. Summer House with power and lighting, currently used as a Music Studio. A large area of woodland to the rear of the garden. The front garden has a large level lawn bordered to the boundary by mature hedging and offers ample space for off-road parking and turning on a resin-bond driveway.

DETACHED BARN STYLE GARAGE - two double doors, power and light.

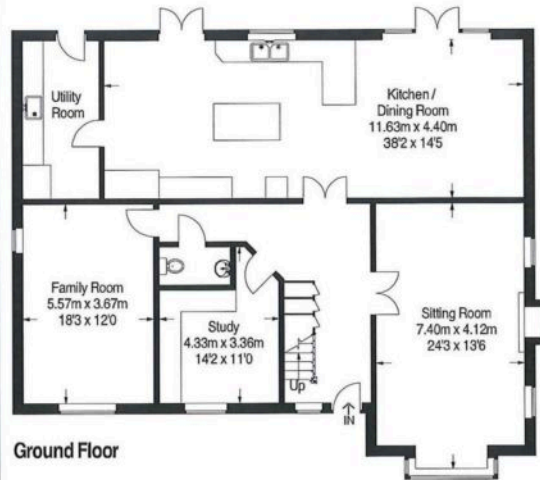




Approximate Gross Internal Area (Excluding Eaves Storage):-
286 sq m / 3078 sq ft
Garage - 38 sq m / 409 sq ft
Total :- 324 sq m / 3487 sq ft



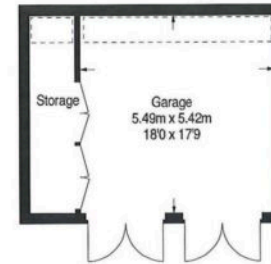
First Floor



Ground Floor



Reduced headroom
below 1.5 m / 5'0"



(Not Shown In Actual Location/ Orientation)

Garage

Illustration for identification purposes only, measurements are approximate, not to scale.
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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