



West View Southview Road, Woldingham - CR3 7AB

Guide Price £1,650,000

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.

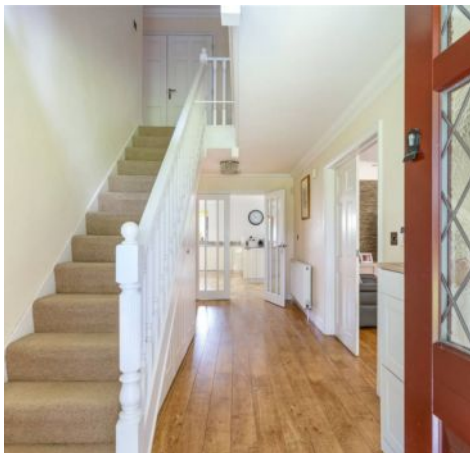
Council Tax band: G

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





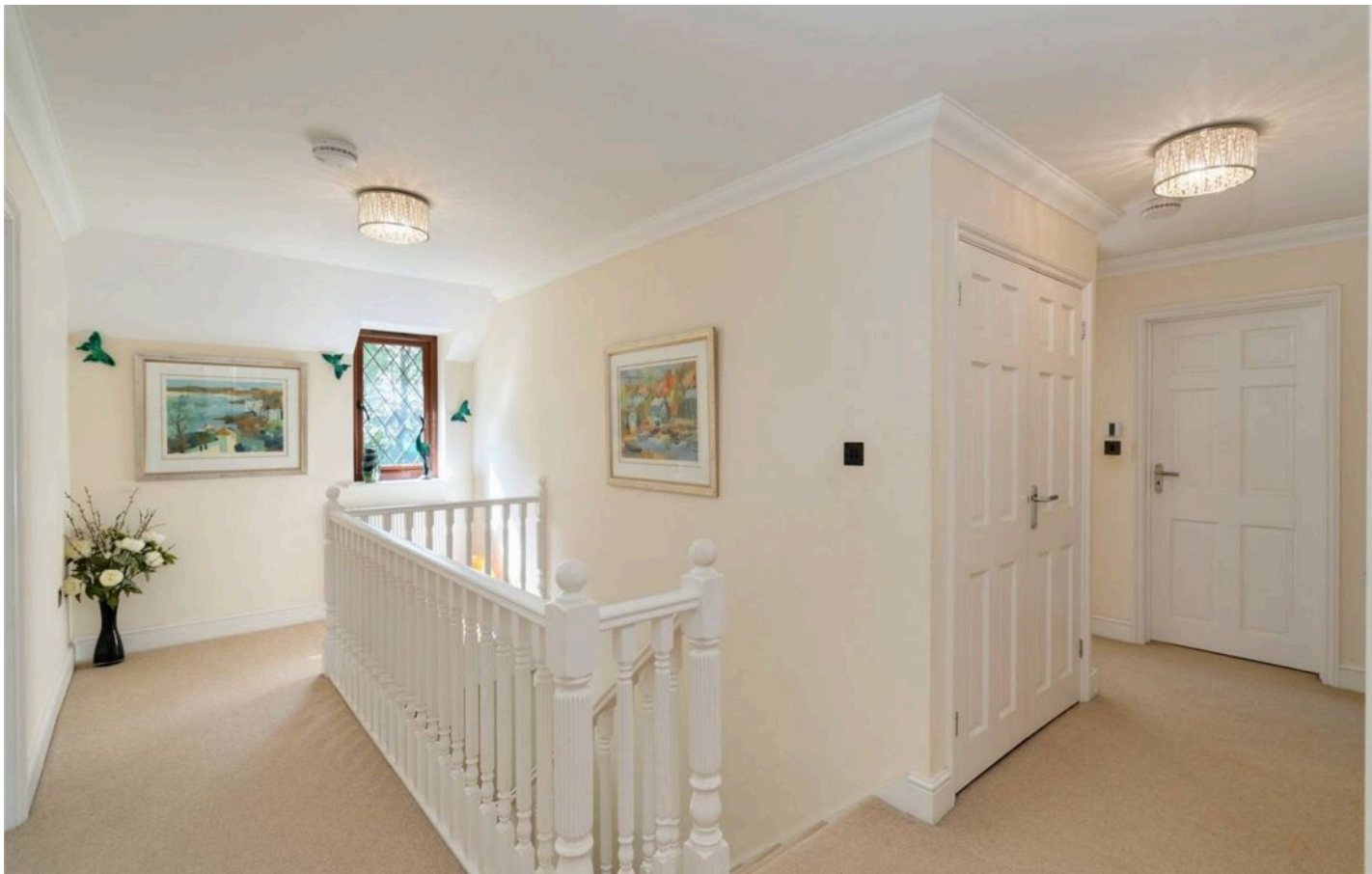
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A beautifully presented, five double bedroom, three bath/shower room, three/four reception room, detached family home, built 2004 and situated within the sought-after village of Woldingham, adjoining the highly regarded Woldingham Golf Course. Offered 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 ft<sup>2</sup> 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.

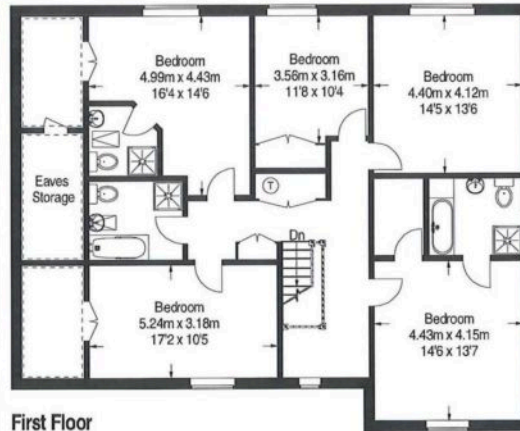




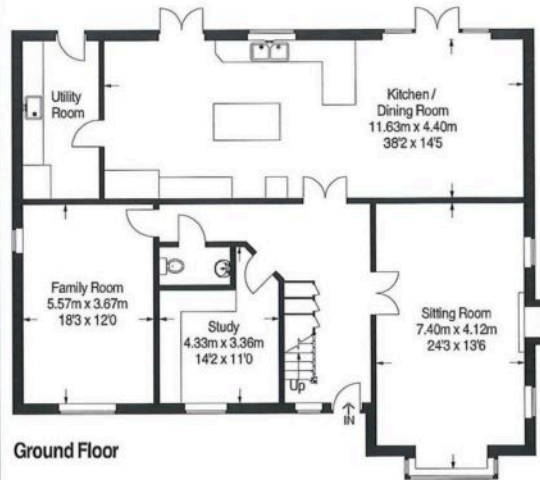




Approximate Gross Internal Area (Excluding Eaves Storage):-  
 286 sq m / 3078 sq ft  
 Garage - 38 sq m / 409 sq ft  
 Total - 324 sq m / 3487 sq ft



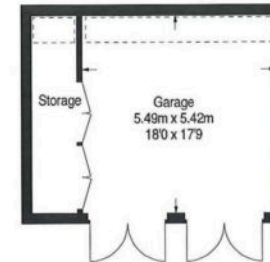
First Floor



Ground Floor



Reduced headroom  
 below 1.5 mt / 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

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