



Ridge House, The Ridge, Woldingham - CR3 7AX



Ridge House The Ridge

Woldingham, CR3 7AX

Large historic three storey Victorian property benefitting from tennis court, garden studio and breathtaking far reaching views.

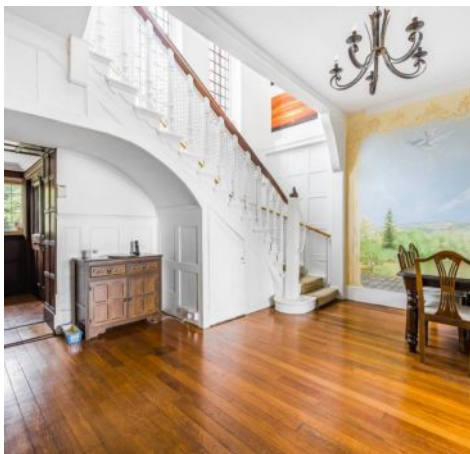
Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G

- Sought After Woldingham Village
- Third of an Acre Plot
- 2,600 sq/ft over three floors
- Breath-taking views
- Full size Tennis Court
- Garden studio building 16 ft x 25ft (5m x 7'6m)
- Some original oak flooring.
- Magnificent sitting room with feature angular bay window.





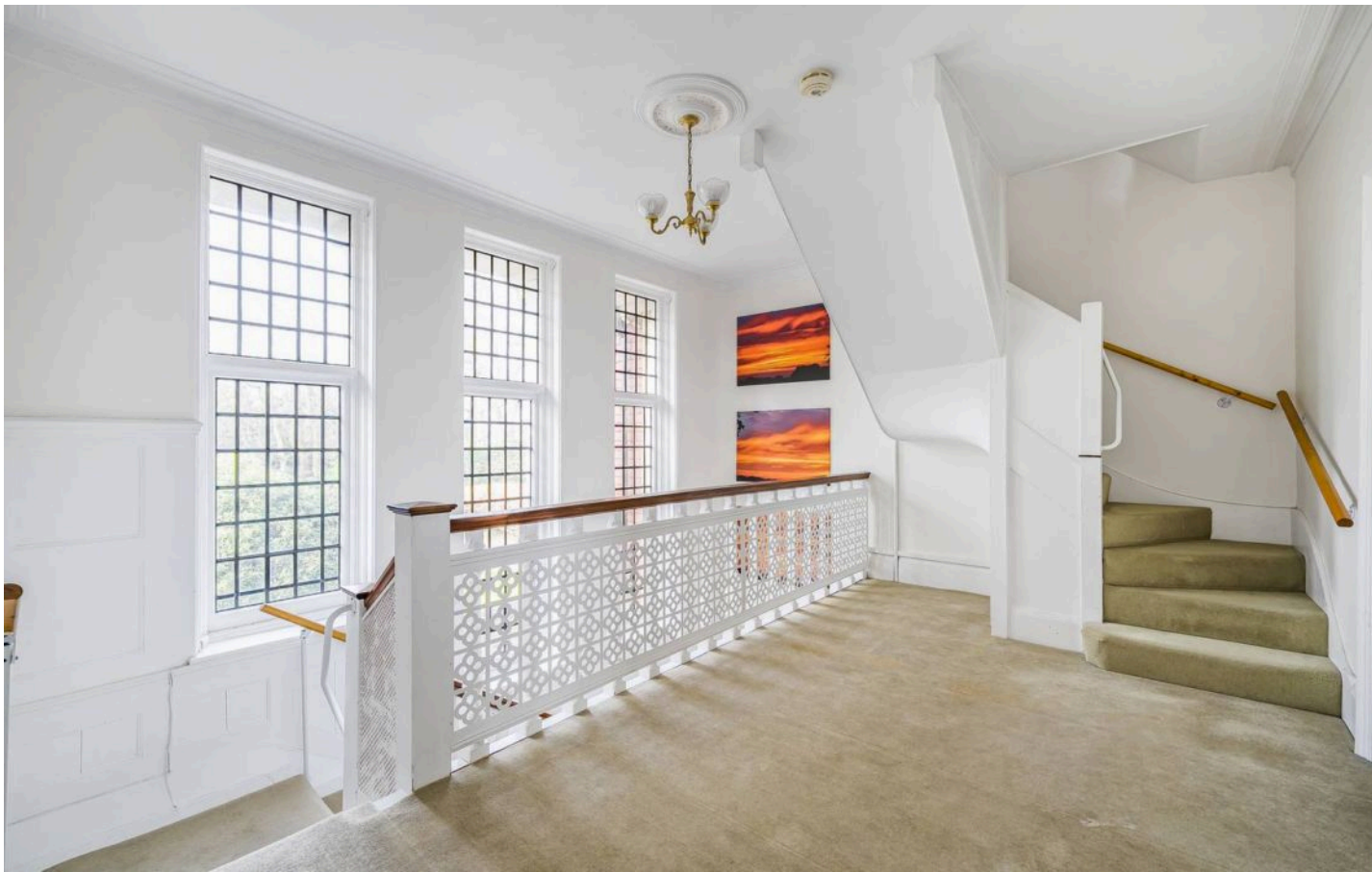
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Standing on the edge of the popular North Downs village of Woldingham, this exceptional five-bedroom middle-wing residence, formally the mansion house belonging to the sugar company 'Tate & Lyle', represents a unique opportunity to acquire an impressive home in an idyllic setting. Boasting a generous third of an acre plot, the property enjoys expansive grounds with stunning far-reaching views, complete with a full-size tennis court and large studio building.

Spanning an impressive 2,600 square feet over three floors, this elegant property exudes charm and sophistication at every turn. Grand high ceilings add a sense of space and airiness, creating a welcoming atmosphere throughout the home. A garden studio building, with power, heating and double glazing, measuring 16 feet by 25 feet offers further versatility and potential for a variety of uses, enhancing the property's already extensive array of offerings. Renowned for the Victorian's craftsmanship and attention to detail, the residence showcases some original oak flooring, impressive panelling and high ceilings, adding character and warmth to the living spaces.





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The magnificent sitting room is a particular feature and focal point of the house, boasting a feature angular bay window that floods the room with natural light and offers panoramic views of the surrounding landscape. The accommodation is thoughtfully arranged to provide comfortable and functional living spaces for both families and individuals alike. There is an entrance hall with guest's cloakroom and an inner hall, opening to the large and impressive dining hall. An adjoining sitting room provides french doors to a sun loggia and access to the patio, giving way to the breathtaking views.

The kitchen breakfast room sits at the front of the house and is fitted with modern appliances and ample storage space. Rising to the first floor, via the beautiful wide tread original staircase, the first floor spacious landing offers fine views of the grounds to the front. The master suite, being double aspect has original oak flooring, magnificent views and ensuite facilities. The remaining 4 bedrooms are generously proportioned, offering ample room for rest and relaxation, while the multiple bathrooms ensure convenience and privacy for all occupants.



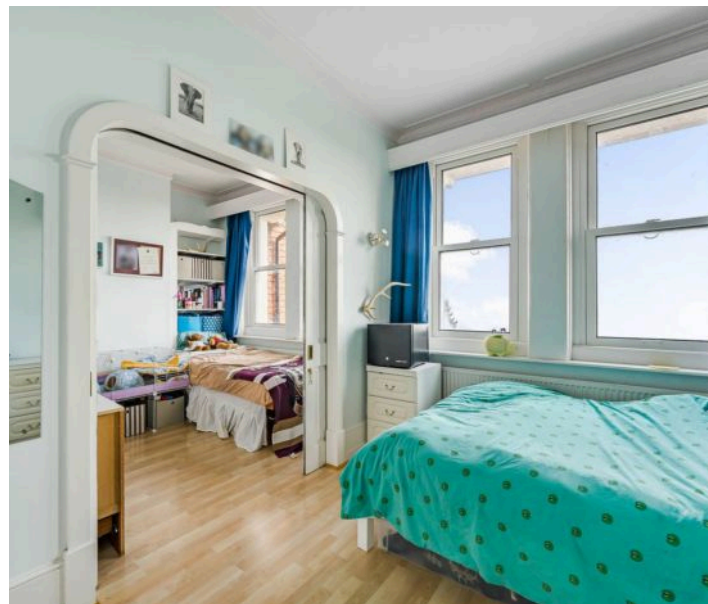


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Outside, the grounds offer a tranquil respite from the hustle and bustle of city life, providing a private sanctuary for relaxation and recreation. The full-size tennis court is perfect for those who enjoy staying active, offering an opportunity for friendly competition or leisurely games with loved ones. The expansive third of an acre plot ensures there is plenty of room for outdoor activities or the addition of further amenities to suit individual preferences.

The front garden offers a carriage driveway providing ample off road parking, two double garages (requiring attention).



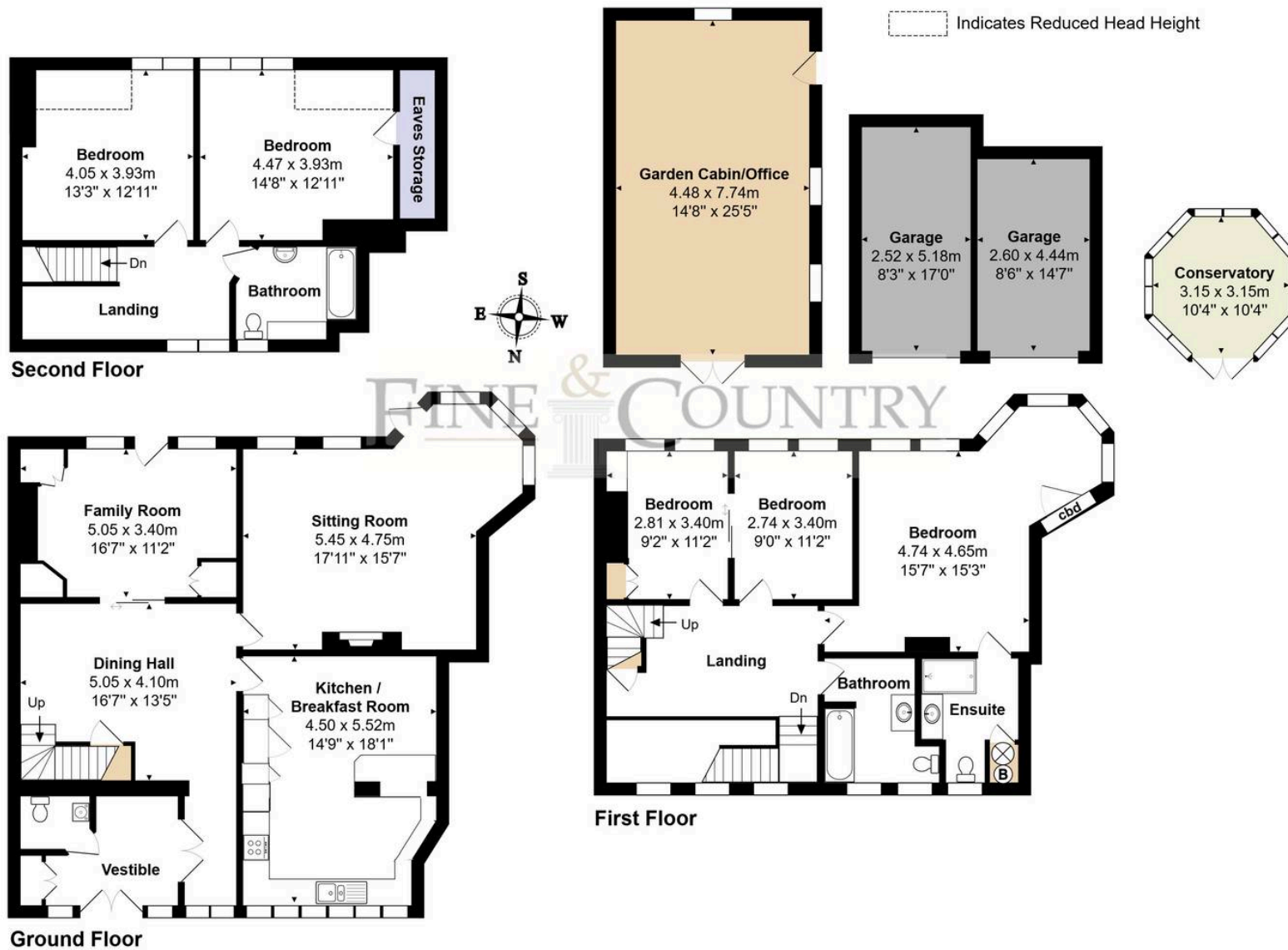


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The village of Woldingham continues to be extremely popular offering a tranquil country setting away from the bustle of the City yet within easy commuting distance. Noted for the popular Woodlea Primary School and highly rated Woldingham Girls School,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





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Total Area: 241.4 sq m ...2598 sq ft (excluding cabin, conservatory, garages)

All measurements are approximate and for display purposes only.

FINE & COUNTRY



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