



5 Model Cottage Slines Oak Road, Woldingham - CR3 7EA

Guide Price £575,000

FINE & COUNTRY







## 5 Model Cottage Slines Oak Road

Woldingham, CR3 7EA

A pretty, 2 double bedroom, Edwardian property situated within the heart of Woldingham Village, having been recently upgraded by the current owner, offering two off road parking spaces, and back 'The Glebe' in Woldingham. The property is within walking distance of local shops and Woldingham railway station serving London within 30 minutes.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Central Village Location
- Recently Refurbished
- Two Double Bedrooms
- Backing The Glebe
- Off Street Parking
- Walking Distance of Shops & Main Line Station
- Wood Burning Stove
- Edwardian Character Property



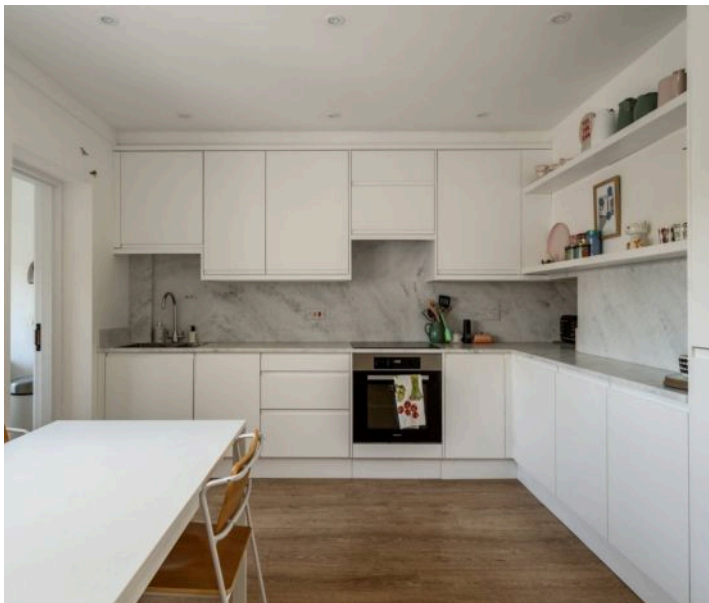




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Situated within a tranquil, yet convenient location, within the heart of this North Downs Village, this 2 bedroom, mid terraced property, represents an exceptional opportunity to own a unique and charming Cottage, having been recently refurbished and offering an inviting blend of modern comfort and Edwardian character. The property is elegantly positioned, boasting a serene backdrop backing The Glebe.

Upon entering, one is immediately struck by the tasteful updates and thoughtful touches that epitomise the recent refurbishment. The attention to detail is apparent throughout, from the wood burning stove that creates a cosy atmosphere to the well-appointed features that enhance the overall appeal of the home. The property is set behind a large front garden, offering two off road parking spaces, as well as a pretty lawned area with patio and summer house, catching the morning sun. A glazed entrance porch leads into an open plan, recently refitted kitchen/breakfast room, benefiting from views of the front garden. There is also a walk in larder to this room, as well as a separate cloakroom/utility room.







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The interior layout is designed to maximise space and functionality with the sitting room overlooking the rear garden and has a wood burning stove. From here, stairs rise to the first floor landing, housing a recently installed gas central heating boiler. There are two double bedrooms and a modern family bathroom, with a recently installed power shower above the bath.

Convenience is key with this property, as it includes two off-street parking spaces, a valuable asset that enhances the ease of daily living. The central village location ensures that residents are within walking distance of a range of amenities, including shops and the main line station, making commuting and running errands a breeze.

The West facing rear garden, is completely secluded by mature hedging and fencing with a level lawn and patio area, and private access to 'The Glebe'.



Whether you are seeking a peaceful retreat nestled in a tranquil setting or a stylish residence that reflects your discerning taste, this property offers the best of both worlds.



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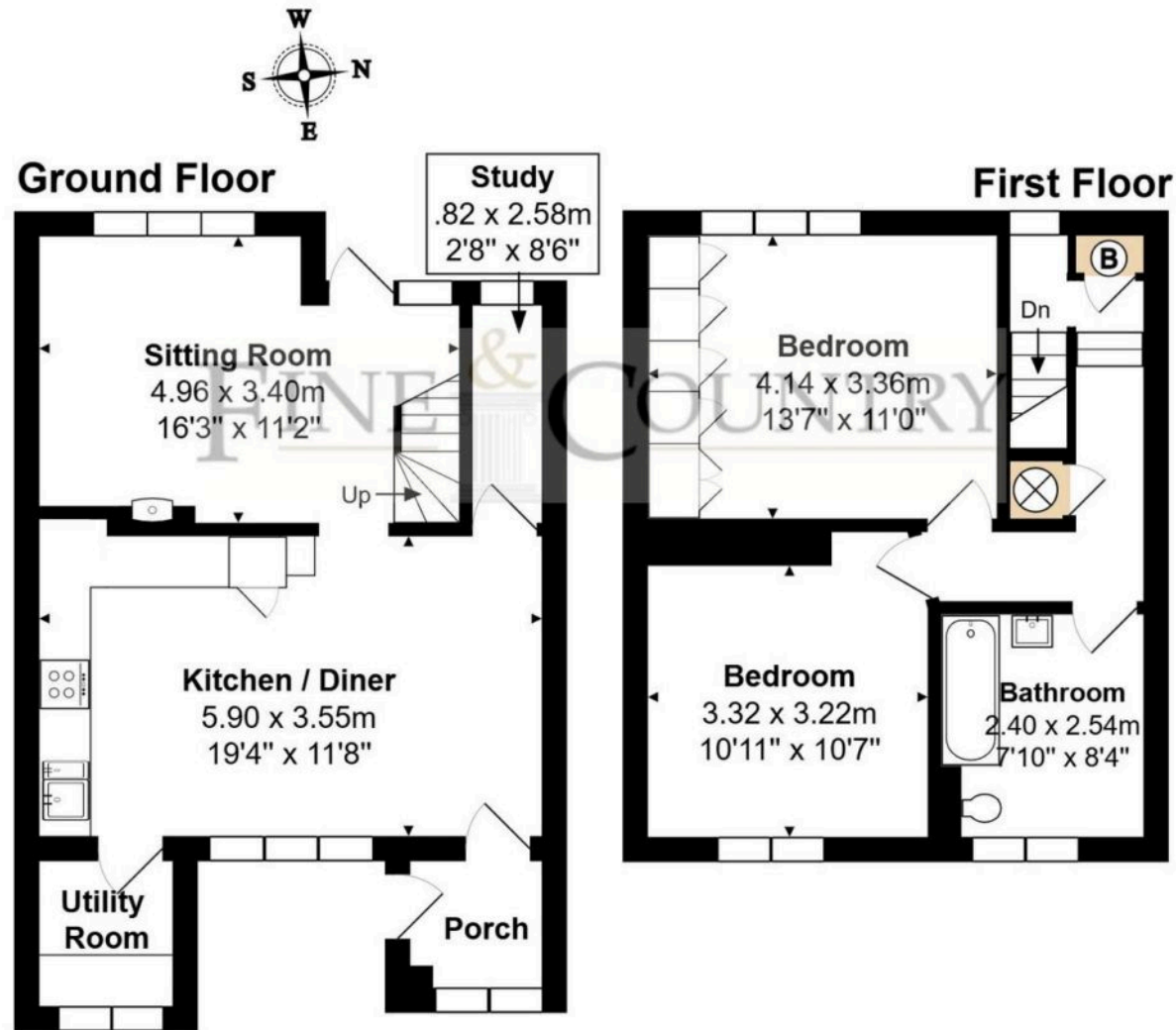
The village of Woldingham continues to be extremely popular offering a tranquil country setting away from the bustle of the City yet within easy commuting distance. Noted for the popular Woodlea Primary School and highly rated Woldingham Girls School, the village has an active community at its heart.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











## Model Cottage, Slines Oak Road, Woldingham

Total Area: 88.1 sq m ... 948 sq ft

All measurements are approximate and for display purposes only.





## Fine & Country

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