



Broomwood Mimosa Drive, Woldingham - CR3 7DF

Guide Price £1,400,000

FINE & COUNTRY





Broomwood Mimosa Drive

Woldingham, CR3 7DF

A rare opportunity for over-55s: this detached three-bedroom, 2 shower room, 2 reception room bungalow is situated in a quiet, private cul-de-sac of just four homes, approached via electric security gates to a gravel driveway with ample parking and a double garage. Built in 1997 and located within minutes' walk of local shops, this is single-level living at its best — viewings strictly by appointment.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Over 55's Detached Bungalow
- Level South West Facing Garden
- Gated Private Driveway
- Double Garage
- Two Garden Rooms
- Quiet Cul-de-Sac Position
- Walking Distance of Local Shops





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A rarely available detached bungalow situated in a discreet and exclusive over-55s development of just four homes, located at the end of a quiet and private cul-de-sac in the desirable village of Woldingham. Built in 1997 and approached via electric security gates, the property enjoys a high degree of privacy, with a gravel driveway offering ample off-road parking in addition to a detached double garage.

Internally, the property is bright and spacious throughout, with a wide entrance hall featuring wood flooring and providing access to all main rooms. The large double-aspect lounge is a superb reception space, offering both a central fireplace and French doors leading out to a covered rear terrace with views across the beautifully maintained level gardens. A separate dining room, ideal for entertaining, features an attractive picture window framing views of the rear garden.

The kitchen is fully fitted with a comprehensive range of cabinets, stone worktops and Siemens appliances including an electric hob with extractor, a double oven, microwave and integrated dishwasher. Pull-out larders offer excellent storage, and a front-facing window adds natural light. A separate utility room provides additional storage and houses space and plumbing for a washing machine.





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There are three generously sized double bedrooms. The principal bedroom is a standout feature, enjoying a triple-aspect outlook over the rear garden, as well as its own walk-in wardrobe/dressing room and a stylish en-suite wet room with shower. The second bedroom is a well-proportioned double, while the third is currently used as a study, ideal for those working from home.

Outside, the gardens wrap around the property and are predominantly laid to level lawn, with mature hedging creating a private and peaceful setting. A large west-facing paved terrace is ideal for summer dining or entertaining, and from here, access is provided to a fully equipped detached home office or hobbies room, complete with power, lighting and a veranda. To the rear of the garden, a second log cabin also benefits from power and lighting, offering an ideal space for remote working, creative use or additional storage.



Broomwood offers an outstanding opportunity for those seeking a high-quality, low-maintenance home in a peaceful and secure setting, just a short walk from local shops and amenities. The layout, setting and facilities make it particularly well-suited to downsizers or those seeking single-level living with no compromise on space, comfort or lifestyle.



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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.





Mimosa Drive, Woldingham, Caterham, CR3

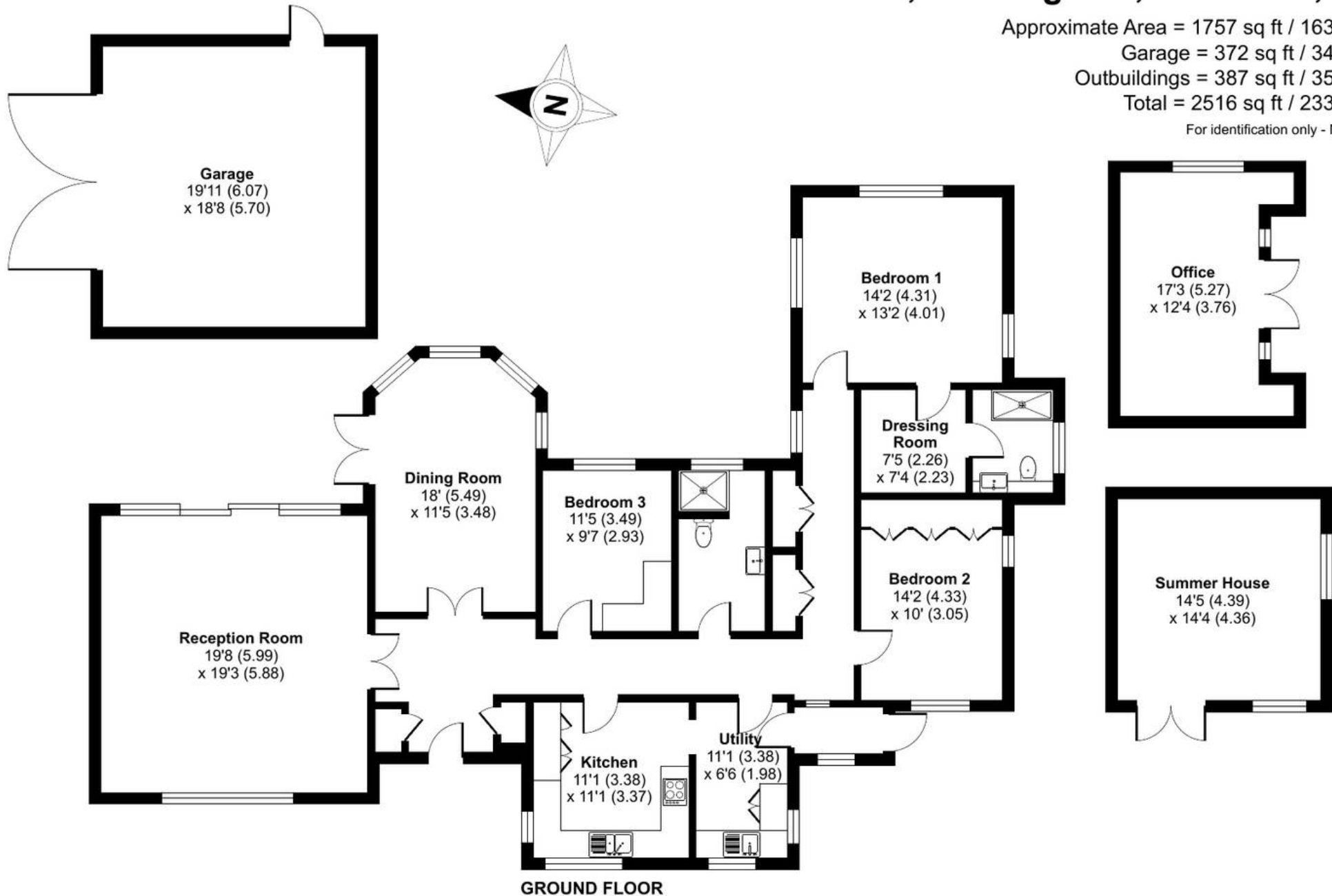
Approximate Area = 1757 sq ft / 163.2 sq m

Garage = 372 sq ft / 34.5 sq m

Outbuildings = 387 sq ft / 35.9 sq m

Total = 2516 sq ft / 233.6 sq m

For identification only - Not to scale





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