



Clarence House Butlers Dene Road, Woldingham - CR3 7HH

Guide Price £2,500,000

FINE & COUNTRY



Clarence House Butlers Dene Road

Woldingham, Surrey

A stunning contemporary 4 bedroom detached house standing within almost one acre of landscaped gardens and benefitting from panoramic views to the East and south.

Tenure: Freehold

- Enormous Garage 35'7 x 22'5
- Bespoke Triple Aspect German Kitchen / Family Room
- High Ceilings throughout
- Dual aspect Lounge fitted with Media Centre
- Two Beautifully tiled En-Suites plus full Family bathroom
- Extensive use of porcelain ceramics
- Underfloor heating throughout via air heat pump combined with 14 solar panels
- Electric remote controlled entrance gates
- Floating oak staircase with glazed panelling
- Glazed balconies and Purpose built gazebo





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An outstanding opportunity to own a truly remarkable 4-bedroom detached house in a sought-after location is now available. As you approach the property, you are greeted by electric remote-controlled entrance gates leading to a grand entrance. The exterior is astutely designed, offering an enormous garage measuring an impressive 35'7 x 22'5.

Upon entering the property, you are welcomed by an unparalleled living experience. The focal point of the home is the bespoke triple aspect German kitchen/family room. This space not only radiates sophistication but also provides a harmonious blend of functionality and style. High ceilings create an airy atmosphere throughout the property, enhancing the sense of space and luxury.



The dual aspect lounge boasts a media centre, perfect for entertaining guests or unwinding after a long day. The innovative design of the property extends to the sleeping quarters, with two beautifully tiled en-suites accompanying a full family bathroom. The extensive use of porcelain ceramics adds a touch of eleg to each room, elevating the overall aesthetic. For ultimate comfort, underfloor heating is installed throughout the property via an air heat pump in conjunction with 14 solar panels, providing energy-efficient warmth all year round.



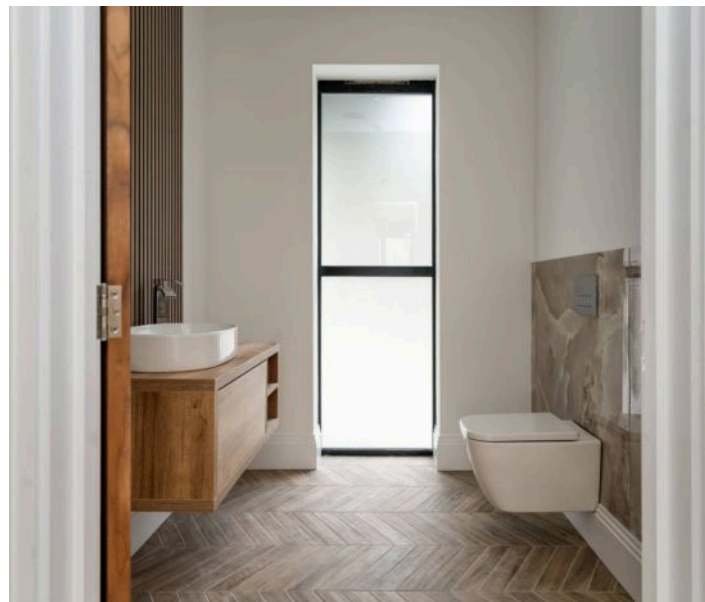
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The meticulous attention to detail is displayed in the purpose-built gazebo, providing an ideal outdoor space for relaxation or al-fresco dining offering breathtaking views. This property is not just a house but a statement of refinement and luxury.

In conclusion, this property redefines modern living with its innovative design, high-end finishes, and unparalleled attention to detail. It presents a rare opportunity to acquire a residence that encapsulates the epitome of luxury living. Don't miss the chance to make this exceptional property your very own.

PART EXCHANGE POSSIBLE - PLEASE CALL TO DISCUSS



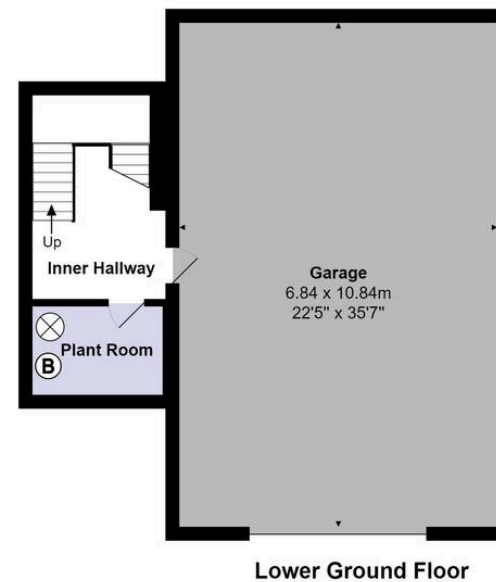
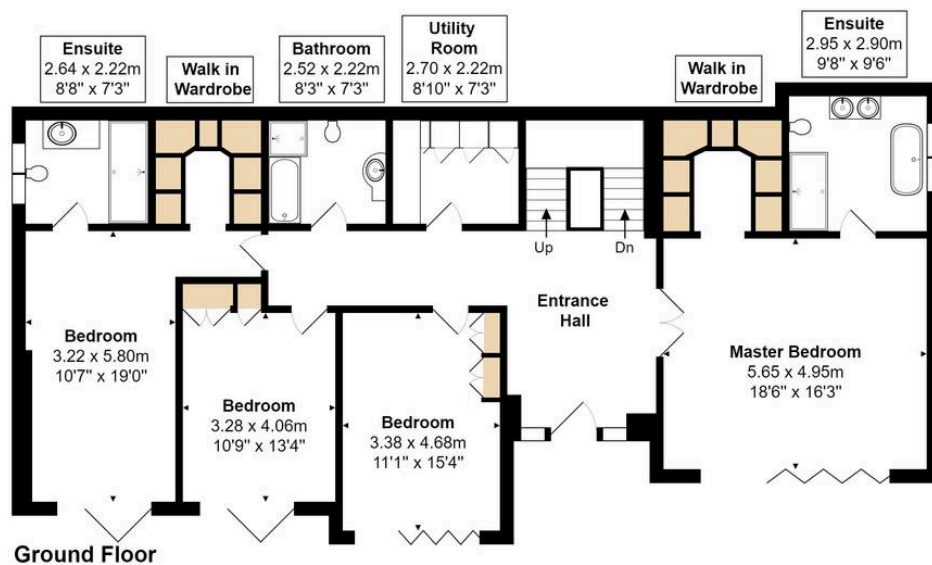


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The village of Woldingham continues to be extremely popular offering a tranquil country setting away from the bustle of the City yet within easy commuting distance. Noted for the popular Woodlea Primary School and highly rated Woldingham Girls School,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





Clarence House, Butlers Dene Road, Woldingham

Total Area: 400.7 sq m ... 4313 sq ft (excluding balcony)

All measurements are approximate and for display purposes only.



Fine & Country

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