



Hill Brow, Park View Road, Woldingham

Guide Price £2,150,000

FINE & COUNTRY





Hill Brow, Park View Road

Woldingham

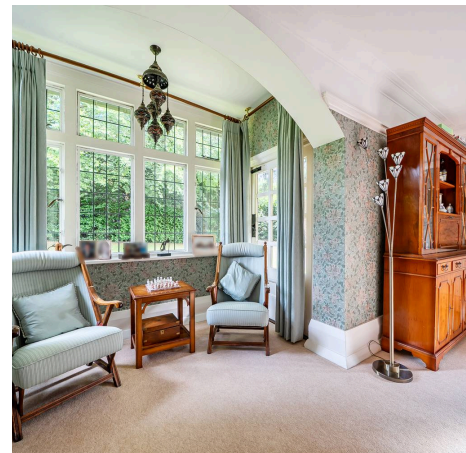
A rare opportunity to acquire a substantial Edwardian family home retaining an impressive array of original features, while offering the scale and flexibility required for modern family living. The combination of its 1907 heritage, generous accommodation arranged over three floors and approximately 0.8 of an acre of predominantly level grounds makes this a particularly appealing family residence in Woldingham, all within a few minutes walk of Woldingham Station serving London within 30 minutes.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Character Residence
- Highly Sought After Park View Road Location
- Just Under 5000 Square Feet Over Three Floors
- Formal Drawing & Dining Room
- Magnificent Original Fireplace & Panelling
- Walking Distance Of Woldingham Station
- End Of Chain





Hill Brow

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Dating from 1907, an impressive Edwardian family residence which combines a wealth of original period character with generous and versatile accommodation arranged over three floors. Set within approximately 0.8 of an acre, the property occupies a particularly attractive plot with extensive lawns, mature trees and established hedging, while retaining a wonderful sense of privacy and space.

Approached via a large front driveway, the house immediately conveys a sense of grandeur, with mature wisteria framing the property and providing ample off-road parking in addition to the detached double garage.

On entering, the character and heritage of the house are immediately apparent. The spacious reception hall retains its original internal doors, complete with intricate period finger plates, offering a charming glimpse into the home's Edwardian heritage.



The **double-aspect drawing room** is a particularly elegant reception space, enjoying excellent natural light and featuring an original fireplace with a wood-burning stove, creating a warm and inviting focal point. The **formal dining room** is equally impressive, centred around a magnificent original fireplace, complemented by oak panelling to either side of the room and featuring a casement door to a front loggia.



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Approached via the reception hall and study, a **substantial orangery runs almost the entire width of the property**, providing a wonderful additional living and entertaining space with views and access towards the gardens. The room is fitted with blinds and offers an exceptional connection between the house and the outside.

The **fully fitted kitchen/breakfast room** is well equipped and features, granite work surfaces, AEG hob with extractor above, double oven, integrated dishwasher and microwave. A separate utility room provides useful additional storage and practical space, while the **family room**, with doors opening directly onto the garden, provides an ideal informal living area for modern family life.

Rising to the first floor, the part-galleried first-floor landing leads to a generous selection of bedrooms and family accommodation. A large walk-in airing cupboard houses the Megaflo system and gas central heating boiler. The **principal bedroom** is a charming and characterful room, featuring an original fireplace and a range of fitted wardrobe cupboards. French doors open onto a private balcony, beautifully clad with established wisteria and providing a delightful place to enjoy the surrounding gardens. The principal bedroom benefits from a **Jack and Jill-style shower room**, incorporating a large walk-in rain shower and twin vanity sinks.





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There are **four further double bedrooms**, all benefiting from fitted wardrobe cupboards. These bedrooms are served by a family bathroom with jacuzzi bath and separate shower enclosure. Rising to the second floor, the accommodation continues, where there are **two further double bedrooms**, together with an additional shower room. A large walk-in loft area provides excellent additional storage.

Stepping Outside

The grounds extend to approximately **0.8 of an acre** and are a wonderful feature of the property. Predominantly level, the gardens offer extensive areas of lawn bordered by mature hedging, established trees and shrubs, together with a selection of fruit trees. The generous gardens provide a variety of spaces for entertaining, relaxing and family enjoyment, including a dedicated **children's play area**.



The mature planting gives the gardens a well-established character and creates a private and secluded setting around the house. To the front, mature trees, shrubs, hedging and lawns create an attractive approach to the property, with a large driveway providing ample off-road parking and leading to the **detached double garage**.



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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.





Park View Road, Woldingham, Caterham, CR3

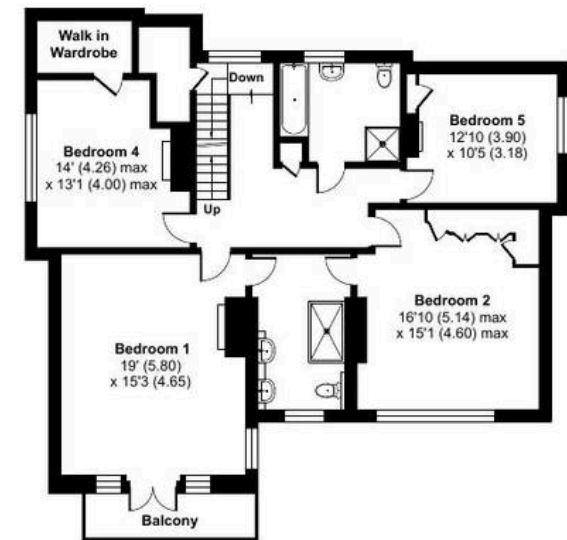
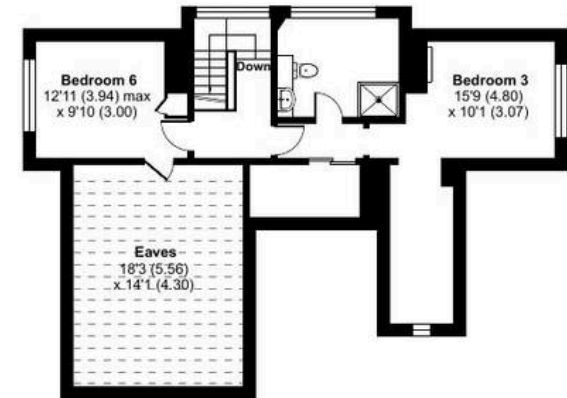
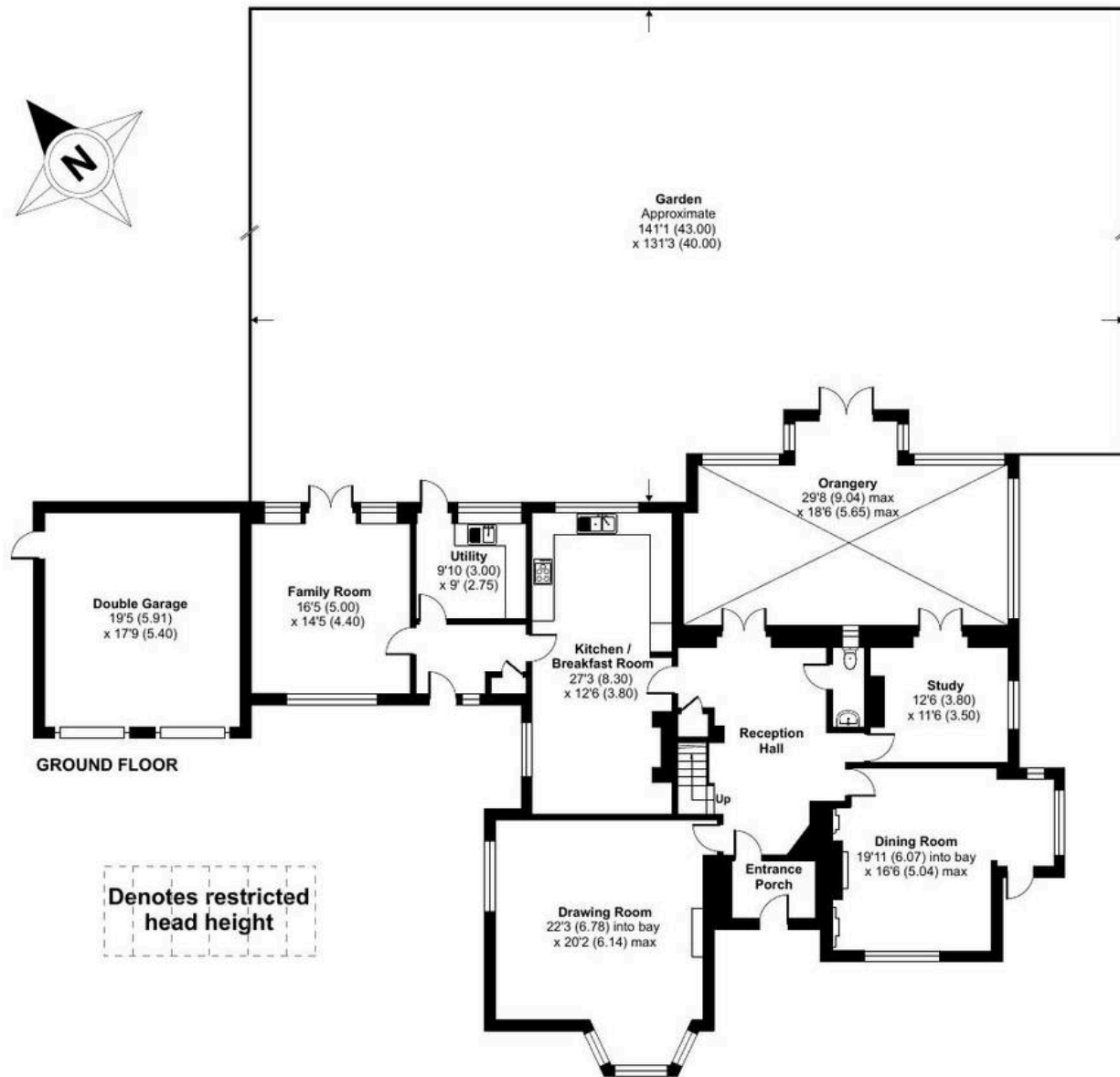
Approximate Area = 4301 sq ft / 399.5 sq m

Limited Use Area(s) = 266 sq ft / 24.7 sq m

Garage = 344 sq ft / 31.9 sq m

Total = 4911 sq ft / 456.1 sq m

For identification only - Not to scale





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