



Bramley Cottage, Station Road, Woldingham CR3 7DD

Guide Price £1,500,000

FINE & COUNTRY





## Bramley Cottage

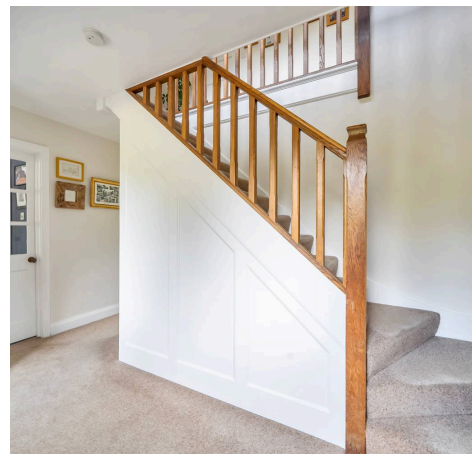
Station Road, Woldingham

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Central Village Location
- Orangery Plus 4 Reception Rooms
- Potential for a Self-Contained Annexe
- Walking Distance of Local Shops & Station
- Bespoke Solid Oak Kitchen/Breakfast Room
- Solar Panels & Electric Car Charging Point
- Approaching Half Acre Plot





## Bramley Cottage

Station Road, Woldingham

Nestled within a peaceful and picturesque setting, this beautifully presented detached four/five-bedroom home offers a rare blend of timeless charm and modern comfort. Thoughtfully styled throughout, the property exudes warmth and character, with well-proportioned accommodation perfectly suited to both family living and entertaining.

Internally, the home enjoys a wonderful sense of flow, with each room connecting effortlessly, creating a welcoming and practical layout. A cosy snug with an open fire offers a tranquil retreat, opening seamlessly into a sunlit and spacious orangery, where views across the garden and French doors to an elevated terrace create a natural connection to the outdoors. From here and also accessed from the entrance hall, a potential formal dining room (currently used as a study), is positioned conveniently alongside the kitchen, offering flexibility, featuring a recessed fire and views of the rear garden. At the heart of the home lies a comprehensively fitted, bespoke oak kitchen, complete with Rangemaster and granite worktops, combining traditional craftsmanship with everyday functionality. With French doors to the garden and space for a large breakfast table (or ample room for an island to be added), this social kitchen offers modern double glass doors to the large Sitting Room, again with fireplace and ample space to entertain.





## Bramley Cottage

Station Road, Woldingham

This inviting space extends into a practical utility and boot room, ideal for country living. Accessed from the Living Room, a door leads to a further reception room with the added benefit of an ensuite shower room. This area, by potentially incorporating the utility room, would make an ideal, self contained Annexe if required, or downstairs bedroom 5 with ensuite.

Rising to the first floor, a generous landing leads to four well-proportioned double bedrooms, two having ensuite facilities. The principal suite is a double aspect room with fine views to the side and an ensuite Shower Room with walk in rain shower. The remaining two of the four bedrooms share the well appointed family bathroom, with both bath and shower facilities.

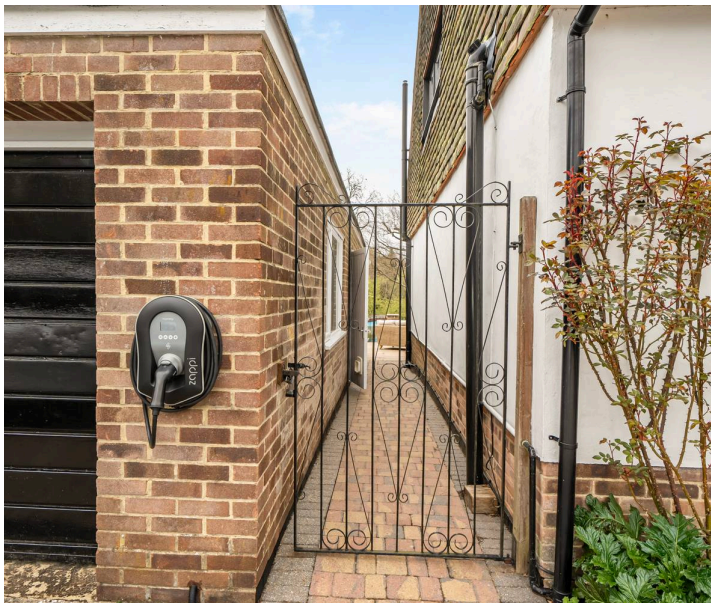






## Bramley Cottage Station Road, Woldingham

STEP OUTSIDE - Approaching a half acre plot, the property sits centrally within the grounds. This wide plot, with garden space to all sides, has been thoughtfully transformed by the current owners, who skillfully landscaped the once-sloping space into a mostly level, tranquil retreat. At the far end, a charming sun house sits perfectly aligned to the south, bathing in sunlight throughout the day. A picturesque pond adds a serene focal point, making this outdoor space ideal for relaxation from morning to dusk. To the front garden, there is a large driveway providing ample off road parking, leading to a detached double garage. To the rear of the garage, there is a large workshop. Log store to one side of the property with a wrought iron gate to the other, giving access to the rear garden.





## Bramley Cottage

Station Road, Woldingham

LOCATION - 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.

# Station Road, Woldingham, Caterham, CR3

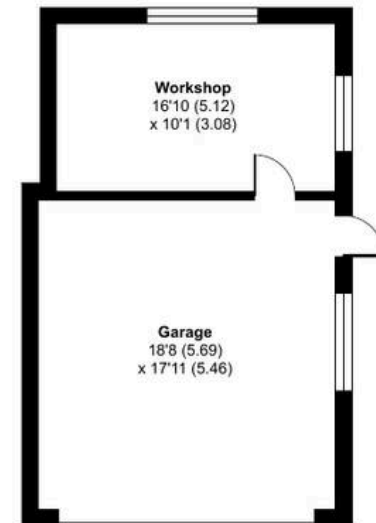
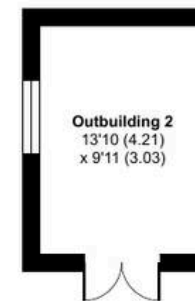
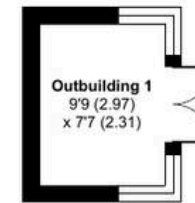
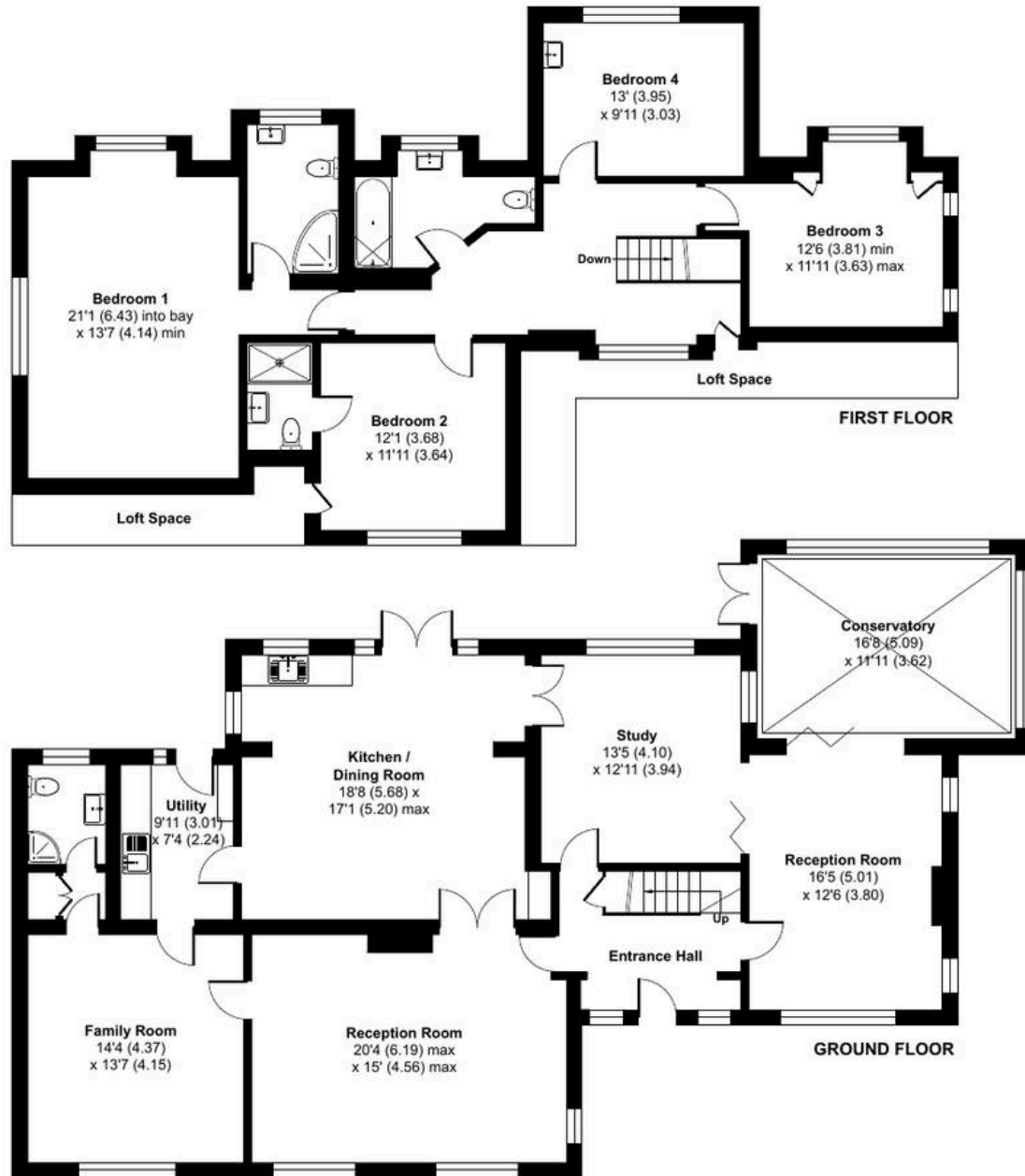
Approximate Area = 2820 sq ft / 261.9 sq m

Garage = 512 sq ft / 47.5 sq m

Outbuildings = 211 sq ft / 19.6 sq m

Total = 3543 sq ft / 329 sq m

For identification only - Not to scale





## Fine & Country

Estates Office, 7 The Crescent Station Road, Surrey - CR3 7DB

01883 653040

[woldingham@fineandcountry.co.uk](mailto:woldingham@fineandcountry.co.uk)

[www.fineandcountry.co.uk/woldingham-oxted-and-purley-estate-agents](http://www.fineandcountry.co.uk/woldingham-oxted-and-purley-estate-agents)