



RAYNERS
TOWN & COUNTRY

ABOYNE, SLINES OAK ROAD
WOLDINGHAM, SURREY, CR3 7BH

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Crafted with an exceptional focus on energy efficiency, this home has been built to near Passivhaus standards, with superior insulation and airtight construction throughout. Expansive windows and high ceilings flood the interiors with natural light, capture far-reaching views, and maximise solar warmth across the seasons. An air-source heat pump provides hot water and underfloor heating, while a whole-house mechanical ventilation and heat recovery system ensures year-round comfort and fresh air circulation. Triple-glazed windows further enhance thermal performance while framing beautiful countryside vistas. Set along Slines Oak Road, a peaceful tree-lined lane in the heart of the Surrey countryside, the house sits effortlessly within its rural surroundings. Its understated architectural design allows the landscape to take centre stage, while a private driveway provides generous parking and leads to a striking timber-framed home clad in red brick and zinc. A prominent chimney defines the clean contemporary silhouette



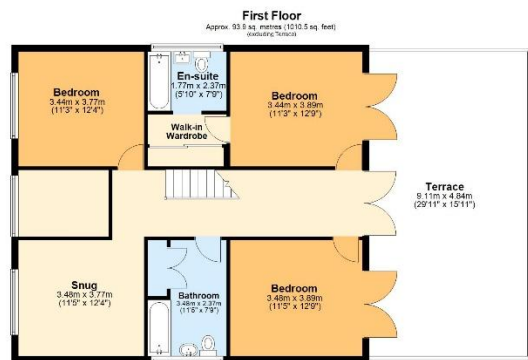


Designed by the owners with modern family living in mind, the interiors are open, adaptable, and filled with natural light, with every finish carefully considered to an exceptional standard. The sweeping in-and-out driveway is framed by beautifully landscaped gardens, creating a welcoming first impression.

The entrance hall forms the heart of the home, with reception spaces to one side and the kitchen and dining areas to the other. A refined palette of crisp white walls, warm timber, and black natural linoleum creates a calm and cohesive aesthetic throughout. From the hallway, steps descend into a bright triple-aspect living room centred around a wood-burning stove — equally suited to cosy evenings or entertaining guests. At the opposite end of the house, the expansive dining room rises to an impressive double-height ceiling, adding volume and drama to the space. Both the kitchen and dining room open directly onto the gardens, creating a seamless connection between indoor and outdoor living. The ground floor also includes a versatile guest bedroom or study, a utility room, and a bathroom.

A sculptural staircase leads to the first floor, where three generously proportioned bedrooms, a family bathroom, and an open-plan study overlook the dramatic dining space below. Designed with flexibility in mind, the study could easily serve as a fifth bedroom if required. The principal suite includes built-in storage, an ensuite bathroom, and doors opening onto a substantial terrace — a peaceful elevated setting with views through the trees and across the surrounding countryside. The terrace is also accessible from the second bedroom and landing.





Total area: approx. 263.6 sq. metres (2837.5 sq. feet)

A separate matching brick outbuilding accommodates the garage and a fully serviced workshop, ideal for creative projects, hobbies, or additional storage. There is a fully boarded 20 square metre loft space for storage and the sellers advise that the running cost of Aboyne is 85% less than that of a comparable sized home.

Country Living but with the convenience of excellent transport links to London via the train station at Woldingham (approximately 36 mins to Victoria) and the M25.



Tenure: Freehold **Local Authority: Tandridge District Council**
VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

Council Tax Band: G

EPC Rating: B

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

Sales
01883 622 258
Enquiries@raynersproperties.com

Lettings
01883 622 244
Enquiries@raynersletting.com

Land & New Homes
01883 744 344
Worlingham@raynersproperties.com

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