



Little Banks, Park View Road, Woldingham - CR3 7DL

Guide Price: £1,750,000

FINE & COUNTRY





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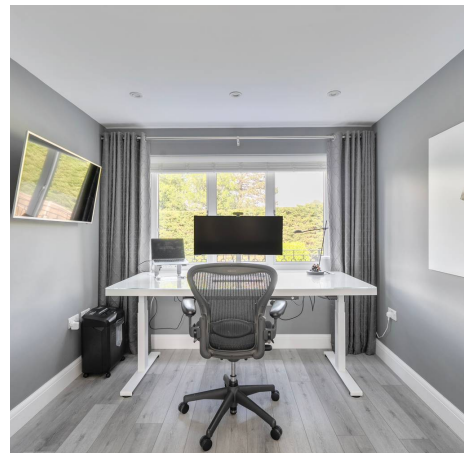
A beautifully reimagined detached family home, finished to an exceptional contemporary standard and tucked into a leafy, private plot in one of Woldingham's most desirable village roads - yet barely half an hour from central London. Little Banks is an exceptional five-bedroom detached residence that has been meticulously refurbished throughout to create a striking family home of impressive style and substance.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

- End of Chain
- Central Woldingham Location
- Walking Distance of Woldingham Station
- Glass Wall Wine Room
- Luxurious Principal Suite with Juliet Balcony & Spa Style En Suite
- Underfloor Heating to Ground Floor
- Schuco Windows Throughout and Glass Balustraded Staircase





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The property is approached via a spacious entrance hall, setting the tone for the light-filled and thoughtfully designed accommodation beyond. At the heart of the home lies a magnificent triple-aspect sitting room featuring expansive picture windows, bifolding doors opening directly onto the gardens, and a charming wood-burning stove creating a warm and inviting focal point.

The stunning kitchen/breakfast room has been expertly appointed for modern family life and entertaining, complemented by a stylish glass-panelled bar feature and direct access to an adjoining playroom. A separate utility room provides practical everyday convenience, while the formal dining room, with elegant French doors leading onto the terrace and gardens, offers the perfect setting for entertaining on a larger scale. In addition, the ground floor benefits from a dedicated study and cloakroom.



Arranged over the upper floors are five beautifully presented bedrooms and three luxurious bathrooms. Two of the bedrooms enjoy contemporary ensuite shower rooms with walk-in rain showers, including the superb principal suite which further benefits from a bespoke dressing room and fitted wardrobes. Several bedrooms feature Juliet balconies, enhancing the sense of light and connection to the surrounding gardens. The family bathroom is equally impressive, fitted with both a bath and separate rain shower.



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Step Inside:

Little Banks is an outstanding five-bedroom detached home that has been comprehensively refurbished and reconfigured to create flexible, light-filled accommodation arranged over two floors. From the moment of arrival — through electric gates and across a sweeping resin driveway — the house makes a confident, contemporary statement while sitting comfortably among the established period homes of this sought-after village avenue.

Behind the arched, glazed entrance, the interiors are crisp and considered: marble-effect porcelain floors, a sculptural glass-balustraded staircase, designer vertical radiators and bespoke fitted joinery throughout. It is a home designed equally for relaxed family life and for entertaining in style.

Reception Hall:

A dramatic double-height reception hall sets the tone, with a fully glazed arched front door, polished marble-effect flooring, an elegant curved staircase rising behind frameless glass balustrades, and twin console tables framing the space. Light pours in from full-height windows, and a striking vertical radiator adds a sculptural note.





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Kitchen, Dining & Family Room:

The heart of the home is a magnificent open-plan kitchen, dining and living space. The handmade kitchen pairs sleek handleless cabinetry with warm timber detailing and a large central island, crowned by a Gaggenau gas hob and a statement ceiling extractor. Integrated Gaggenau ovens and high-specification appliances complete the picture. The room flows effortlessly to a glazed dining area and on to the rear terrace, framing green views across the garden.

Wine Room & Utility:

Adjoining the kitchen, a glass-walled wine room provides bespoke racking and glassware storage — a refined space for the keen collector or for entertaining. A separate, well-appointed utility room offers fitted storage and a door to the terrace, keeping the working heart of the home discreetly apart.

Sitting Room & Formal Dining Room:

The sitting room is a calm, sophisticated retreat in soft sage tones, centred on a wood-burning stove with sliding and bi-fold doors opening to the terrace and garden beyond. A generous formal dining room, comfortably seating ten and more, enjoys garden views and French doors to the terrace — ideal for occasions large and small.





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Studies & Home Offices:

Reflecting the way families live today, the house offers more than one space to work from home: a richly atmospheric, slat-panelled media room and study, together with a further dedicated home office — both quiet, well-lit and beautifully finished.

Bedrooms & Bathrooms:

Principal Suite:

The principal bedroom is a serene, generously proportioned suite with bespoke fitted storage, integrated media, air conditioning and sliding doors to a Juliet balcony that frames far-reaching treetop and woodland views. Its luxurious en-suite is a highlight in its own right — a vaulted ceiling, elegant arched windows, a twin vanity, a large walk-in double rainfall shower and a heated towel rail.

Further Bedrooms:

There are five bedrooms in total, two with en-suite facilities, all enjoying leafy outlooks. The remaining rooms are served by a stylish family bathroom with twin basins, a walk-in shower and full-height marble-effect stone, along with additional shower rooms finished to the same high standard. A fitted dressing room and a cleverly designed children's study / homework room add genuine day-to-day flexibility.





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Galleried Landing:

A glass-balustraded galleried landing runs the length of the first floor, lit by full-height windows and finished with designer vertical radiators — a gallery-like space that reinforces the home's sense of light and volume.

Gardens & Grounds:

Set within a private plot of approximately 0.45 acres, the gardens have been thoughtfully landscaped for both relaxation and family life. A substantial raised Indian-stone terrace — edged with metal balustrading above an attractive stone-clad retaining wall — spans the rear of the house, providing an excellent setting for outdoor dining and entertaining.

Steps lead down to a level lawn, bordered by mature hedging and trees that lend privacy and seclusion, with a children's play area beyond. A particular feature is the detached, timber-clad garden studio with two rooms and full-width bi-fold doors — a versatile space lending itself perfectly to a home office, gym, studio or garden room. To the front, electric gates and a video entry system open to a generous resin driveway with ample parking and a garage.





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Occupying an enviable position on Park View Road, one of Woldingham's premier village avenues. Woldingham remains one of Surrey's most prized villages — a tranquil, green setting surrounded by North Downs countryside and Green Belt, with an active community at its heart, yet within genuinely easy reach of London. Woldingham Station offers fast, direct services into the capital, with trains to London Victoria in around 33 minutes and frequent departures roughly every half hour, plus Thameslink services towards London Bridge and on through Blackfriars, City Thameslink, Farringdon and King's Cross — making the home equally convenient for the West End and the City. The neighbouring town of Oxted, a short distance down the line, adds a wider choice of shops, supermarkets, restaurants and an Everyman Cinema, while the M25 (Junction 6) lies approximately four miles away for Gatwick, Heathrow and the national motorway network. The area is exceptionally well served by schools. Woodlea Primary School in the village is rated 'Good' by Ofsted, while the renowned independent Woldingham School — a girls' day and boarding school set within the 700-acre former Marden Park — lies close by, complemented by the strong choice of preparatory and grammar schools across Surrey. Surrounding footpaths and bridleways, golf, tennis, cricket and riding complete an enviable lifestyle offering.





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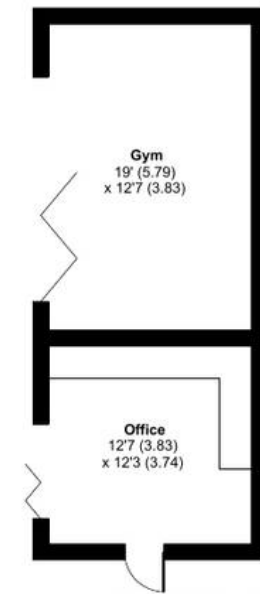
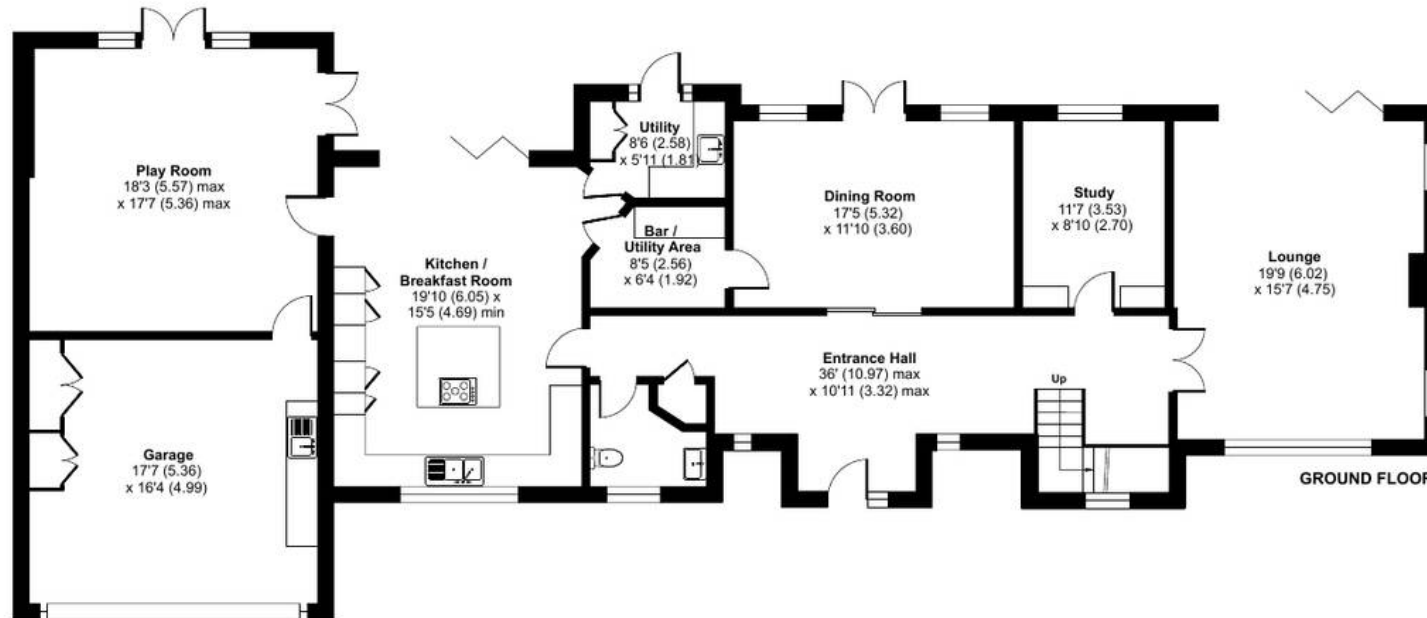
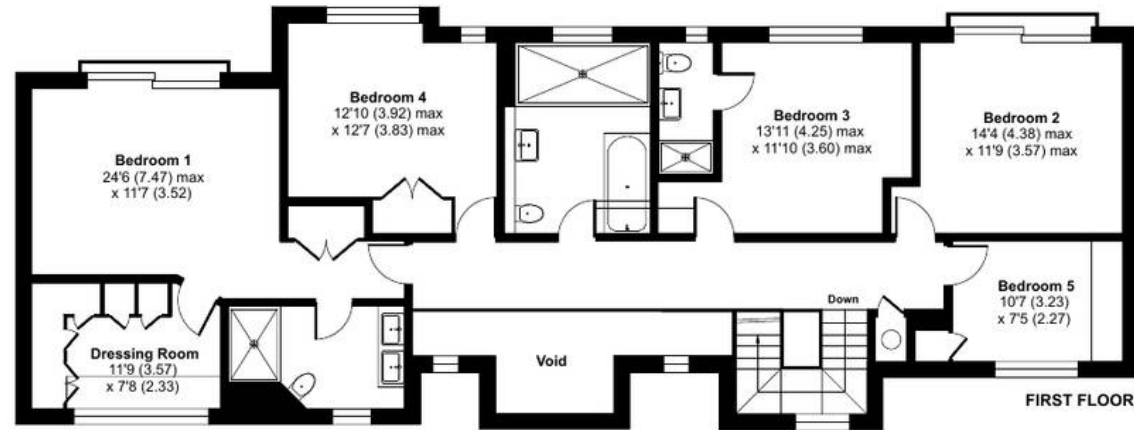
Approximate Area = 3065 sq ft / 284.7 sq m (excludes void)

Garage = 293 sq ft / 27.2 sq m

Outbuilding = 393 sq ft / 36.5 sq m

Total = 3751 sq ft / 348.4 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

www.fineandcountry.co.uk/woldingham-oxted-and-purley-estate-agents