



Aboyne, Slines Oak Road, Woldingham

Guide Price: £1,470,000

FINE & COUNTRY





## Aboyne Slines Oak Road

Woldingham, CR3 7BH

Professionally designed and built in 2023 on a established plot approaching three quarters of an acre. This light, eco friendly house attracts very low running costs. On average, a 75% saving on utility bills compared to similar sized dwellings ! Viewing strongly recommended.

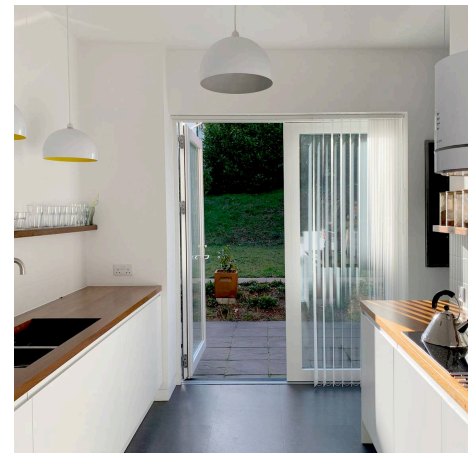
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- New Build Completed in 2023
- Air Source Heat Pump
- Open Plan Living
- In & Out Driveway
- Remainder of 10 Year Build Zone Warranty
- Home Office/Bedroom Suite Downstairs





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The house has been crafted with remarkable care for energy efficiency, built toward the PassivHaus standard with exceptional insulation and airtightness. Tall ceilings and generous windows welcome in the daylight, frame the views, and invite the sun's warmth throughout the changing seasons. Hot water and underfloor heating are supplied by an air-source heat pump, while a whole-house mechanical ventilation and heat-recovery system keeps the interior fresh and comfortable. Triple-glazed windows further enhance warmth, light, and long views across the surrounding countryside.

Slines Oak Road is a quiet, tree-lined lane—quintessential Surrey countryside at its finest. The house sits gently within its pastoral setting, its design intentionally pared back to let the landscape speak. A private driveway offers ample parking, leading to a timber-framed home clad in handsome red brick and zinc, anchored by a striking chimney that punctuates its clean, modern lines. Designed by the owners for family life, the layout is notably open and flexible, filled with natural light. Every detail is finished to an exceptionally high standard. The in-and-out driveway makes movement easy and frames a beautifully landscaped front garden.



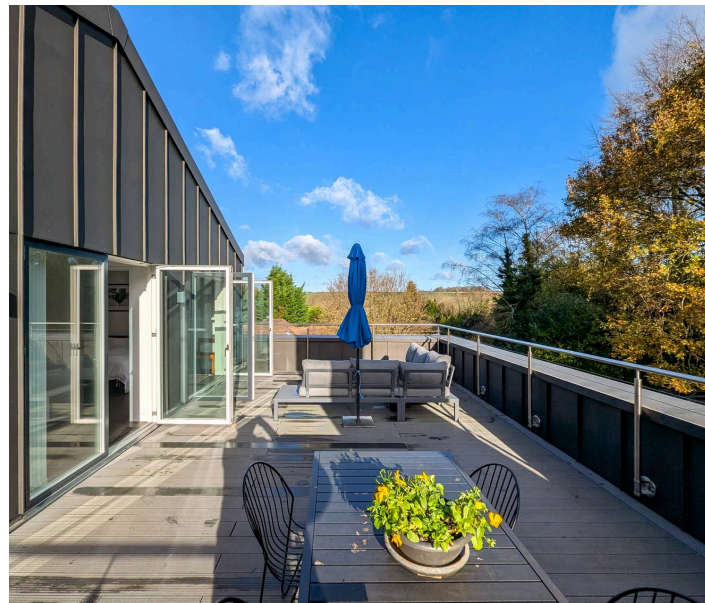


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At the heart of the home lies the entrance hall, with the living spaces to the right and the kitchen and dining rooms to the left. A simple, elegant palette of white walls, warm wood, and black natural linoleum ties the interior together. From the hall, two steps lead down into a radiant, triple-aspect living room with a wood-burning stove—perfect for quiet evenings or lively gatherings. At the opposite end, the expansive dining room rises into a magnificent double-height ceiling, lending the space a sense of airiness and grandeur. Doors from both the dining room and kitchen open directly onto the garden, creating an easy, natural flow between indoors and out. Also on the ground floor are a bright guest bedroom or office, a utility room, and a bathroom.

A striking staircase rises to the first floor, where three equal-sized bedrooms, a shared bathroom, and an open-plan study overlook the double-height dining room. This study was designed with flexibility in mind and could become a fifth bedroom if desired. The principal bedroom features built-in storage, an ensuite bath, and doors opening onto a spacious terrace—an inviting, elevated retreat with views through the treetops to the countryside beyond. The second bedroom and landing also share direct access to this terrace.





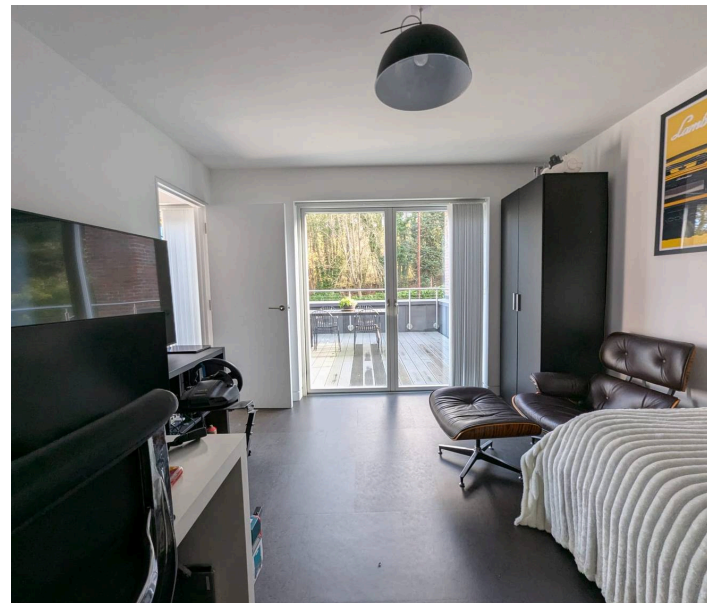
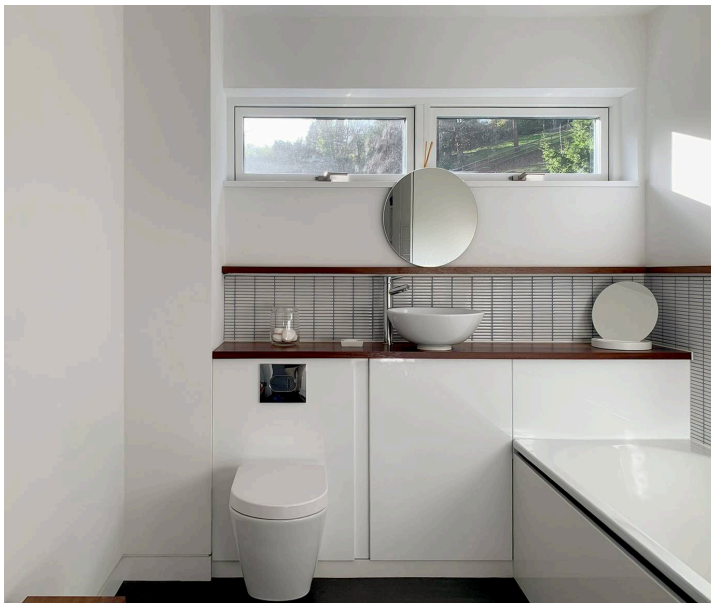
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### Step Outside

The property spans approximately 0.75 acres. Patios encircle the house, thoughtfully positioned so there's always a sunny spot to enjoy throughout the day. Structural gabions, filled with stone and materials salvaged from the former house on the site, add character and history to the landscaping. Behind the house, the sloped garden is edged with trees to create a sense of privacy and seclusion. This area has been deliberately kept naturalistic, supporting a rich mix of wild flora and fauna. At the upper boundary, a small woodland—once used for grazing—offers serene views across the rolling landscape.

A separate matching brick building houses the garage and a serviced workshop—ideal for hobbies, projects, or simply keeping things neatly tucked away.





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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.

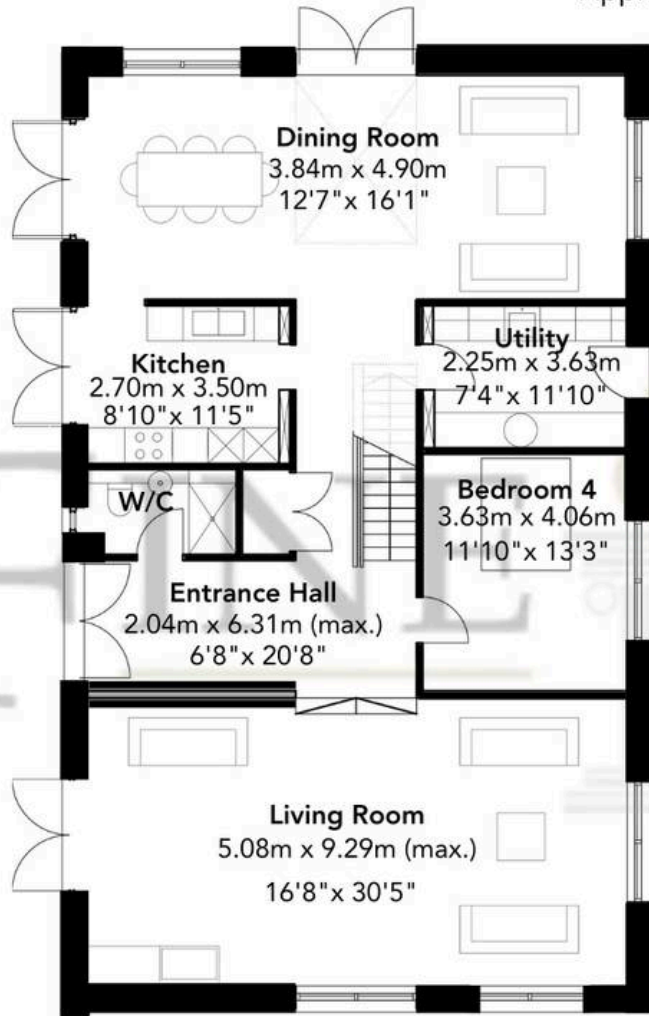


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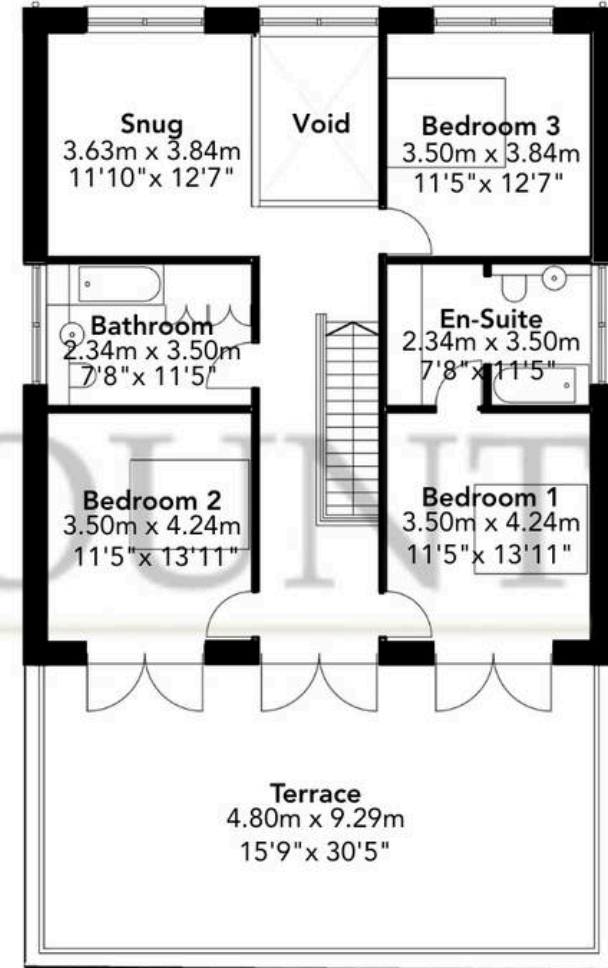
Approximate Gross Internal Area = 227m<sup>2</sup>/2,443ft<sup>2</sup>

Garage = 27m<sup>2</sup>/290ft<sup>2</sup>

Total = 254m<sup>2</sup>/2,734ft<sup>2</sup>



**Ground Floor**



**First Floor**

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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