



2 Cotters Hill Farm Cottages, Bug Hill, Woldingham - CR3 7LB

Guide Price £825,000





2 Cotters Hill Farm Cottages, Bug Hill

Woldingham, Surrey

Set at the end of Bug Hill, this charming four-bedroom period cottage enjoys breath-taking views across Woldingham Golf Course and surrounding farmland. One of just two Cotters Hill Farm Cottages, the property offers over 1,800 sq ft of characterful accommodation, beautiful mature gardens, ample parking, backing onto farmland.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi Detached Cottage
- Grounds Extending to Quarter of an Acre
- Ample Off Road Parking
- Walking Distance of Woldingham Railway Station
- End of chain
- Semi-Rural Location





2 Cotters Hill Farm Cottages Bug Hill

Woldingham, Surrey

Situated at the end of Bug Hill, offering breath taking views of Woldingham Golf Course and surrounded by open fields, Fine & Country are pleased to offer for sale, one of just two dwellings known as Cotters Hill Farm Cottages, associated with Cotters Hill Farm on Bug Hill, a 4 bedroom period house believed to date back to the early 20th century. Offered for sale with no onward chain, the semi detached cottage commands just over 1800 square feet of accommodation over two floors and sits on a plot of approximately $\frac{1}{4}$ of an acre, backing farmland.

Having been in the same family for over 60 years, the property offers flexible accommodation. A spacious entrance hall opens to three reception rooms, each offering a wealth of original features and character. The main lounge with vaulted ceiling boasts a large picture window overlooking the grounds to the rear and features a library area. This, in turn, is open to a dining room, featuring a vaulted ceiling and decorative wood stove. Across the hallway, there is a separate study. The fitted kitchen has a range of units incorporating a double oven and gas hob and space for appliances. An adjacent lobby area with built in shelving and door to the garden. To complete the accommodation on the ground floor there is a bathroom with separate wc.





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Rising to the first floor, a spacious, split level landing offers delightful views of gardens and fields beyond. Four double bedrooms and a family shower room complete the accommodation.

Stepping outside, the grounds at Cotters Hill Farm surround the property to three sides. To the front, there is a driveway providing off road parking for several cars plus a detached garage. The gardens are a particular feature of the property with many mature trees, shrubs and hedging. There is a gate to the rear of the garden opening up to the grazing fields beyond.





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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 (12 minute walk) 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.



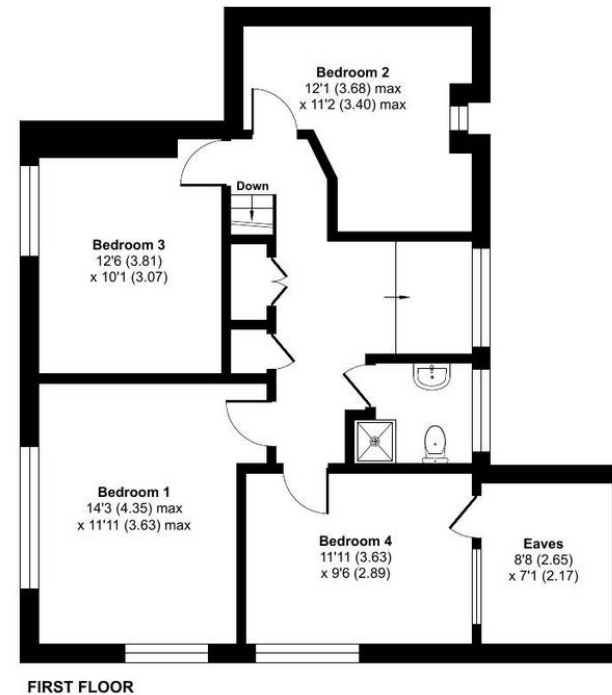
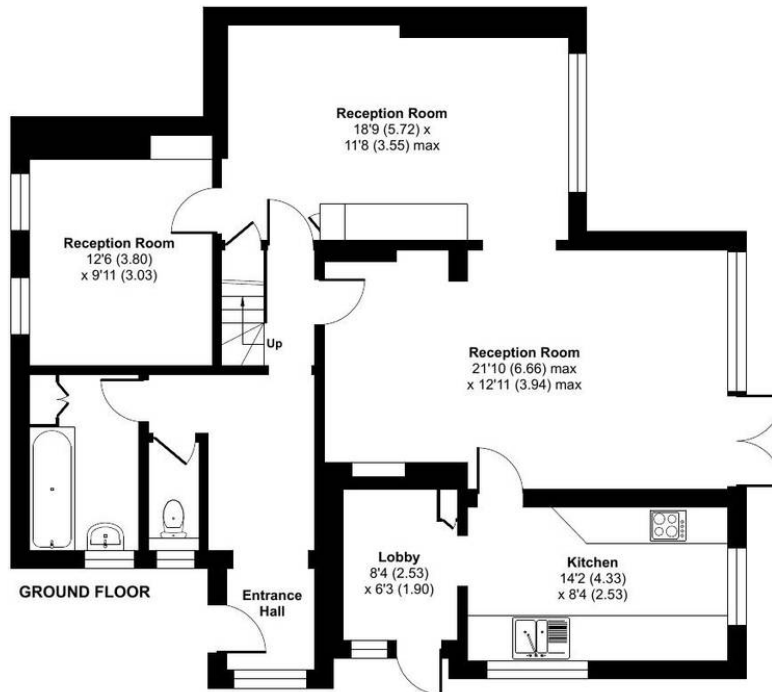
Bug Hill, Woldingham, Caterham, CR3

Approximate Area = 1749 sq ft / 162.4 sq m

Limited Use Area(s) = 67 sq ft / 6.2 sq m

Total = 1816 sq ft / 168.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2026.
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