



11 Welcome Cottages Slines Oak Road, Woldingham - CR3 7EB

Guide Price £1,000,000





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Woldingham, Caterham

An immaculately presented, contemporary, 3/4 bedroom, 2 bathroom, semi detached property, situated centrally within the highly sought after Village of Woldingham, offering a three minute walk to local shops. Presented to a high standard throughout with underfloor heating to the lounge with wood burning stove, bifolding doors to a completely secluded, south facing, level rear garden, single integral garage and ample off road parking. There is planning permission applied for to further extend this property to create a 4th bedroom to the first floor, as well as an orangery and extended utility/boot room.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Immaculately Presented
- Level South Facing Plot
- Open Plan Kitchen/Family Room with Bifolding Doors
- Lounge with Underfloor Heating & Bifolding Doors to Terrace
- Sitting Room/Bedroom 4
- Vaulted Ceiling Master Bedroom with Ensuite & Juliet Balcony
- Large Family Bathroom
- Integral Single Garage





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A beautifully refurbished and skillfully extended three/four bedroom detached family home, offering two/three reception rooms and two contemporary bath/shower rooms, set on a level plot in the very heart of Woldingham village. This deceptively spacious home has been thoughtfully redesigned to provide flexible accommodation ideally suited to a growing family, professional couple or downsizer seeking stylish, low-maintenance living. The property is approached via a generous shingle driveway, providing ample off-street parking and turning space, and leading to an integral single garage. The garage offers excellent storage and, subject to the usual consents, presents potential for conversion into additional living accommodation if required. A welcoming reception hall immediately sets the tone, showcasing the high standard of finish evident throughout. Recently laid, high-grade LVT flooring flows seamlessly from the hallway into the impressive open-plan kitchen/breakfast/family room. Double doors open into this superbly appointed space, which features bi-folding doors onto the south-facing terrace, creating an exceptional indoor-outdoor lifestyle. The contemporary kitchen is fitted with sleek grey high-gloss cabinetry, complemented by quartz work surfaces and a substantial central island providing generous preparation and informal dining space.



SITUATION 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 Junior School and highly rated Woldingham Girls School, the village has an active community at its heart. The



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Integrated appliances include a dishwasher, microwave, newly replaced double oven and induction hob. A separate utility room adds further practicality. An elegant archway leads through to the striking living room, enhanced by a vaulted ceiling and dual-aspect glazing, including wide bi-folding doors opening onto the terrace. A brick-surround fireplace with wood-burning stove provides a charming focal point, while underfloor heating ensures year-round comfort. Also accessed from the reception hall is a further versatile reception room, currently arranged as a playroom but equally suited as a fourth bedroom. A refurbished cloakroom is conveniently located nearby. Upstairs, the principal bedroom is a beautifully appointed retreat, featuring bespoke fitted furniture incorporating bedside units, a full range of wardrobes, providing extensive hanging and shelving space with integrated lighting. The vaulted ceiling with exposed beams enhances the sense of space and light, complemented by a Juliet balcony and two full-height windows overlooking the rear garden. The stylish en-suite shower room is fully tiled and fitted with a generous walk-in rain shower. Bedroom two benefits from two double wardrobes and a large eaves storage cupboard, while bedroom three is a well-proportioned dual-aspect double room. These bedrooms are served by a spacious, fully tiled family bathroom comprising a walk-in rain shower, tiled enclosed bath, vanity unit, WC and heated towel rail.





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Both bath/shower rooms have recently been upgraded with bespoke built-in cabinetry, providing excellent storage. Planning permission has been applied for to extend the kitchen and lounge area into an orangery, extending the utility room to create a larger utility/boot room with door to garden and a possible 4 bedroom to the first floor level.

Stepping outside, the full-width paved terrace spans the rear of the property and is directly accessed from both the kitchen/family room and living room – ideal for entertaining. The terrace opens onto an extensive, level lawn bordered by mature trees and shrubs, with timber fencing to all boundaries and useful side access. The south-facing rear garden extends to approximately 80 feet. To the rear of the garden sits a recently installed GARDEN ROOM/HOME OFFICE, featuring cantilevered bi-folding doors, power, lighting and superfast internet cabling. This versatile space is currently used as a home office, or has uses as a possible gym or games room.



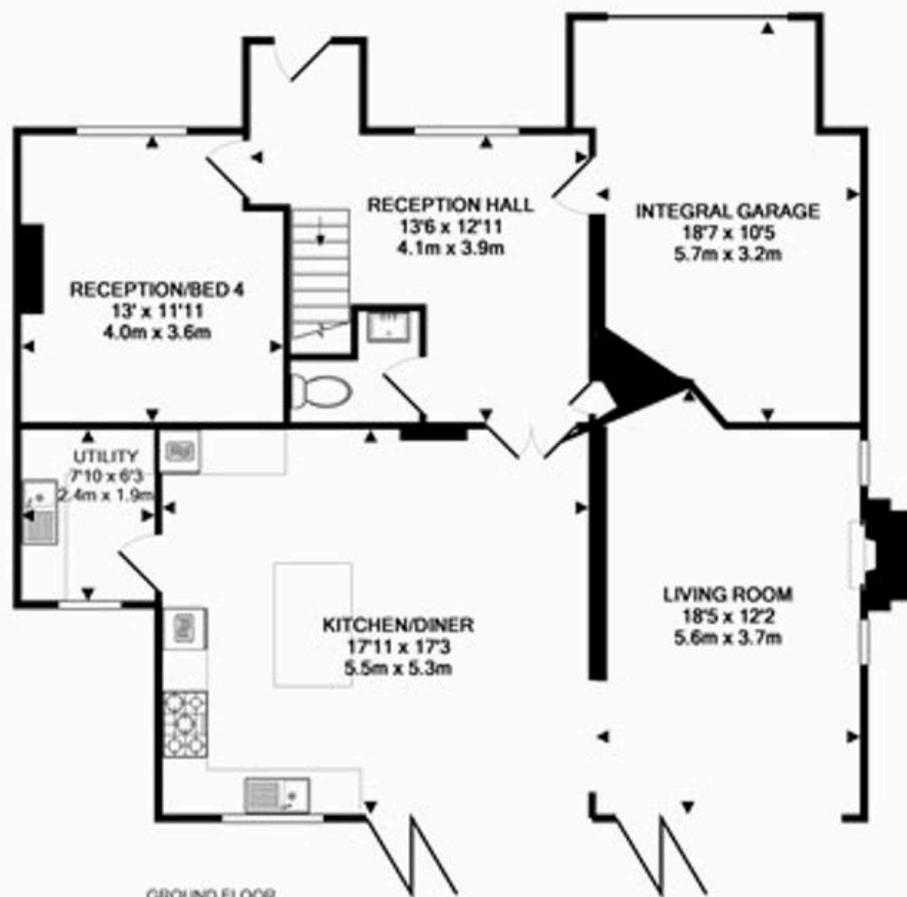


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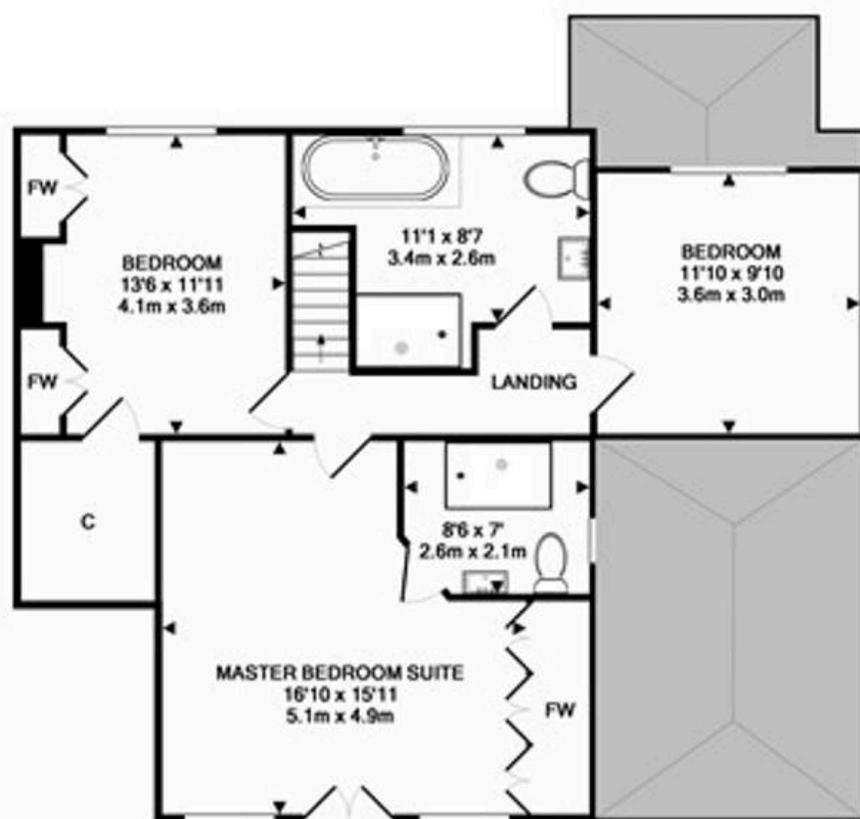


GROUND FLOOR
APPROX. FLOOR
AREA 1134 SQ.FT.
(105.4 SQ.M.)



11 WELCOMES COTTAGES, SLINES OAK ROAD, WOLDINGHAM, CR3 7EB
TOTAL APPROX. FLOOR AREA 1982 SQ.FT. (184.1 SQ.M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimensions on-site before making decisions about your home. 10/11/21 CUP/CARD/198 - FITTED SPACING
www.dunelmwilliams.co.uk



1ST FLOOR
APPROX. FLOOR
AREA 848 SQ.FT.
(78.7 SQ.M.)



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