



Sunnyside, Station Road Woldingham - CR3 7DD
Guide Price £895,000

FINE & COUNTRY





Sunnyside

Station Road, Woldingham CR3 7DD

Expansive detached bungalow in scenic Woldingham village. Potential to upgrade & extend, subject to planning permission. Versatile single-level accommodation with wooden stairway to loft. Focal lounge/dining room with log burner. Oak kitchen with conservatory. Three bedrooms with en-suite & wet room. Front garden with driveway & double garage. Large rear garden with stone-walled patio. Leisure studio with hot tub & steam shower. Situated on adopted public highway.

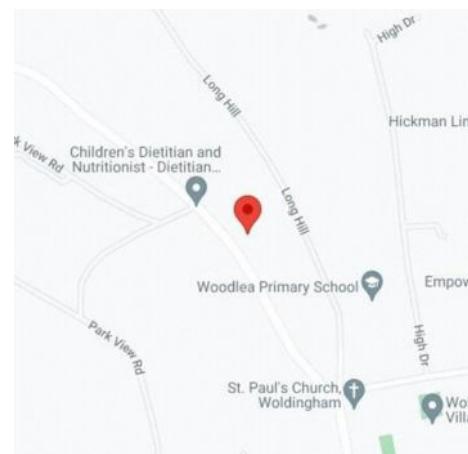
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Double Garage
- Leisure Studio with Steam Shower & Hot Tub
- 0.3 of an Acre Grounds
- 579 sq ft of Loft Space
- Scope for Extension (STPP)
- Central Village Location
- Ten Minute Walk to Woldingham Station





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Hidden snugly off of Station Road behind a well screened hedge, in the scenic village of Woldingham, this expansive detached bungalow boasts a gross internal area just shy of 1,730 ft². Dating back to 1962, the property's characteristics render it ripe for upgrading and improvement, with a large loft space, as depicted on the floor plan, ideal for further accommodation (subject to local planning permission). **STEP INSIDE....**

This three double bedroom, detached bungalow offers versatile accommodation over a single level, but there is an added bonus of a wooden stairway, accessed via the Entrance Hall cupboard, rising to a vast, fully-boarded loft (running to 20 metres in length). There is scope for extension STPP and any existing covenants.

The 524 ft² Lounge/Dining Room is the focal point of this property. With a dual-aspect layout and direct access to the Indian Sandstone-laid patio via uPVC French doors, benefitting from a welcome level of sunlight whilst simultaneously providing the comfort required for an Autumn's evening with an authentic log burner located at the far end. From this room, just off is a handy Study area and access to a cosy Sun Room.





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The Kitchen (168 ft^2) is fitted with solid oak wall cabinets and cupboards, tastefully complemented by black granite work surfaces with central island unit. Plumbing for washing machine, a four-hob gas cooker with a metallic-effect centralised extractor overhead. With a broad window aperture as well as direct access to a cool and airy Conservatory, an open and light effect is produced.

Returning to the Entrance Hall, following the property around in a clockwise fashion, there are three bedrooms. The Principal Bedroom (159 ft^2) has full height, double wardrobes as well as an additional recess in the last wardrobe, which is acting as a miniature Walk-In Wardrobe. The En Suite follows, with a built-in bath and shower, W/C, sink unit and heated towel rail. Bedroom Two (114 ft^2) has two south-facing casement windows which generates a welcoming level of natural light along with a view overlooking the front lawn.

Bedroom 3 (62.3 ft^2), being single-aspect with a south facing casement window and wooden flooring. Bedroom 2 & 3 share a modern Wet Room with walk in shower, black floor tiling complemented by an encompassing light grey wall tiling, sink and W/C.





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OUTSIDE

The front garden is encircled by laurels and fir trees and has direct access to a shingled driveway, providing good off road parking and leading to an attached Double Garage. Gated access to each side of the bungalow leading to the rear garden.

The Rear Garden, with plentiful land and soil creating an avid gardener's paradise. An agrarian feel evidenced by a chicken coup and the presence of fertile apple trees, beetroot and squash among a bountiful supply of vegetation.

Set on three levels, the garden ascends to a stone-walled patio area.

LEISURE STUDIO

A newly constructed timber outbuilding, housing a Hot Tub and Steam Shower, ensuring your pampering needs are taken care of.

DOUBLE GARAGE

Roller door, power and light, personal door to side aspect.

SITUATION

Surrey County Council accepts that *Station Road* is an adopted public highway, which means that it is maintained by the Highway Authority



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Total Area: 160.4 sq m ... 1727 sq ft (excluding loft area, spa, shed & double garage)

All measurements are approximate and for display purposes only.

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LOCATION: 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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