



3 Marden Cottages, The Green, Woldingham -CR3 7BA Guide Price: £700,000

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3 Marden Cottages The Green

Woldingham, CR3 7BA

Dating back to 1825, a beautifully presented Georgian cottage situated in the heart of the village conservation area. Comprehensively refurbished to an exceptional standard. There is no onward chain and the designer furniture can be purchased.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Georgian Mid Terraced Cottage
- Completely Refurbished Throughout
- Underfloor Heating to the Ground Floor
- Bifolding Doors & Lantern Light to the Kitchen/Breakfast Room
- Gas Log & Wood Effect Fires
- Village Green Location
- Parking Directly Outside
- Garden Home Office/Gym
- Indoor Speaker System
- Plantation Shutters to Windows





3 Marden Cottages, The Green

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Dating back to 1825, this immaculately presented, 2 bedroom mid terraced Georgian cottage is situated within an enviable position overlooking the conservation green. Situated within the heart of this popular village this historic property will appeal to the young and elderly alike. The recently fitted windows with plantation shutters and security grills are just one of the many features and upgrades recently undertaken and attention to detail is evident throughout. On entering you are greeted by a cosy open plan lounge with inset gas log effect fire creating a relaxing warm room which gives way to a dining area, all fitted with engineered wood flooring with underfloor heating and exposed brick wall. The front door area and adjacent window are fitted with an electric blind providing privacy and cosiness.

The fully fitted kitchen/breakfast room is a light filled room, benefitting from a large lantern light (which is heat censored for those hotter days) and bi-folding doors to the pretty rear garden. The slate flooring, inside and out boasts underfloor heating, and appliances include an integrated dishwasher and washing machine, an 'Everhot' electric Aga, Quooker hot tap, Neff oven/microwave combined and a Gaggenau teriyaki and indoor bbq. There is a useful breakfast bar area overlooking the rear garden, not forgetting the formal dining area cleverly separated from the kitchen by a two way gas log effect fire.





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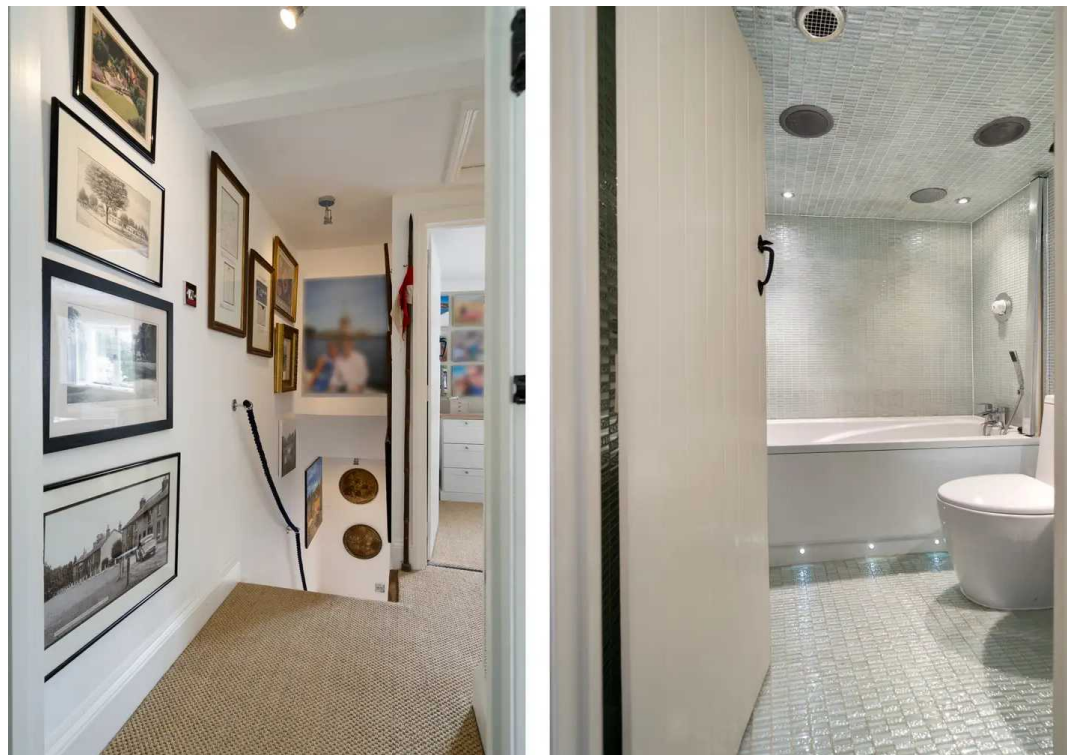
Rising to the first floor, the main bedroom overlooks The Green to the front with fitted wardrobes and the second bedroom to the rear with built in storage. The spacious family bathroom has underfloor heating, a TV mirror, speaker system, Jacuzzi air bath with rain shower above, wc, vanity unit and electric glass heated towel rail.

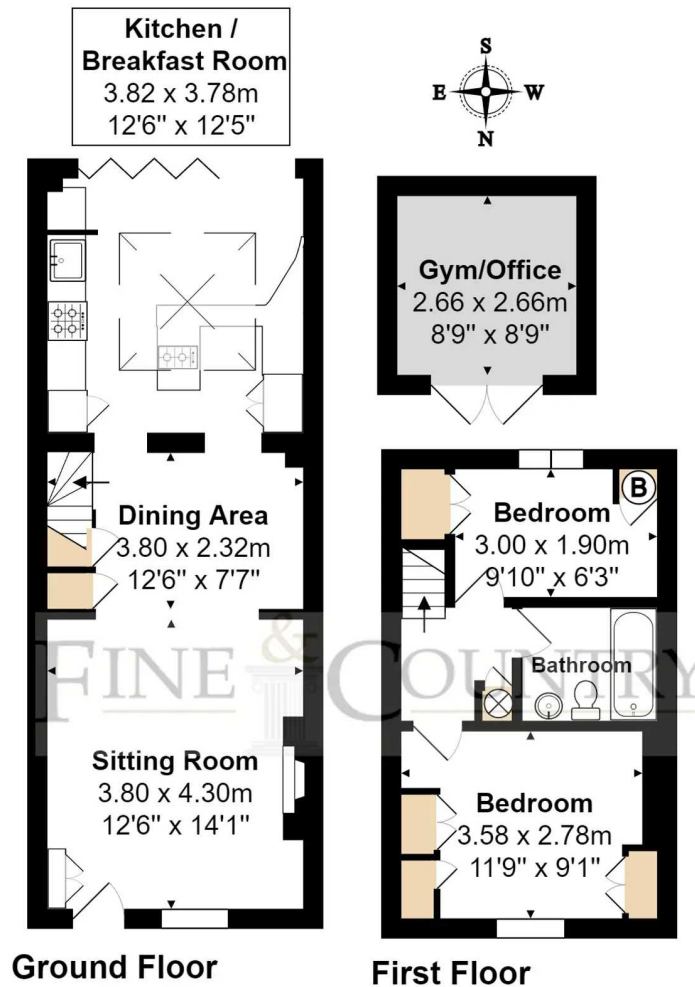
The newly fitted boiler and separate hot water cylinder are located on the first floor, along with newly fitted radiators to each bedroom.

OUTSIDE

The property comes with a parking space opposite the front of the house. The rear garden has a slate patio area with flower beds and to the rear of the garden there is a newly fitted GARDEN HOME OFFICE/GYM with power and light plus a fitted wall heater, ideal for working from home or hobbies room. There is a gate to the rear of the garden leading to a bin storage area.







**Marden Cottages, The Green,
Woldingham**

Total Area: 65.7 sq m ... 708 sq ft (excluding gym/office)

All measurements are approximate and for display purposes only.



Fine & Country

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