



7 Church Road, Woldingham - CR3 7JX

Guide Price £500,000

FINE & COUNTRY





## 7 Church Road

Woldingham, Surrey, CR3 7JX

Built in 1933, this mid-terraced, former farmers cottage is offered for sale requiring updating, offering 3 bedrooms, 1/2 bathrooms and a 500' rear garden with views. Situated within a 5 minute walk of Woldingham Station serving London within 30 minutes.

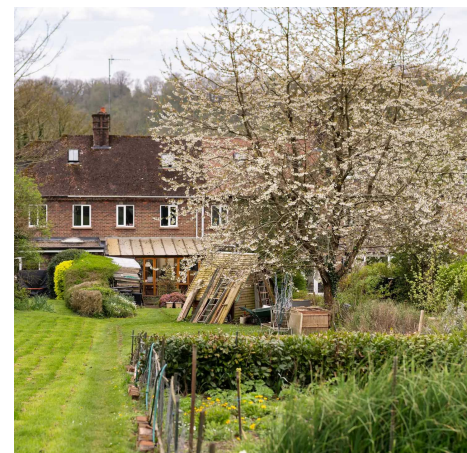
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G

- In Need of Modernisation
- Character Property
- Beautiful Surroundings with Views
- Loft Conversion
- Five Minute Walk of Woldingham Station
- Off Road Parking
- Gardeners Delight
- Approximate 500' Rear Garden







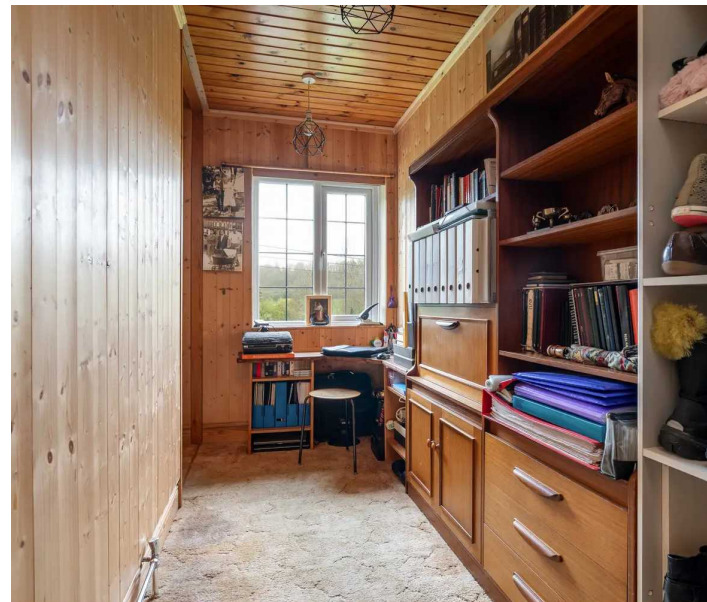
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Built in 1933 by the architect Bernard E Gromwell, this 3 bedroom mid terraced cottage is first time to the market in over 57 years. Originally built as the farmers cottages, the property is situated within a quiet, tucked away position, but ideally placed for a 5 minute walk to Woldingham Station serving London within 30 minutes. Offering just over 1,300 square feet of accommodation, the property now requires updating, with scope for further improvements.

The front garden offers two off road parking spaces and there is a central passageway leading to the rear of the property, where you will discover an approximate 500' rear garden featuring many raised vegetable beds, apple and pear trees, flower beds, range of storage sheds. To the rear of the garden there are two Workshops, both with power and light. Summerhouse and lawns.

Stepping inside, the lounge, fitted with a large wood burner is open plan to the kitchen/breakfast room and from here double doors lead to a conservatory with plumbing for a washing machine. There is also a downstairs bathroom.







## 7 Church Road

Woldingham, Caterham

Rising to the first floor there are two double bedrooms and a third room which is currently fitted out as a study with a staircase to the second floor. Here you will find a large bedroom with a dormer window overlooking the front with views and a skylight window. There is also an ensuite cloakroom (once also having a shower which has now been removed).

The property is fitted with double glazing throughout, fitted in 2019.

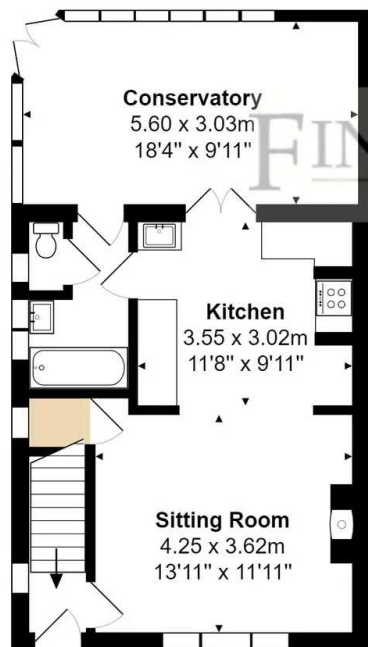
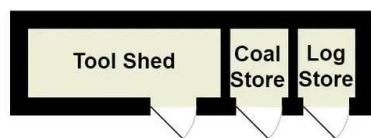
The village of Woldingham continues to be extremely popular offering a tranquil country setting away from the bustle of the City yet within easy commuting distance with Woldingham Station offering a frequent service direct to Victoria & London Bridge (35 minutes). Noted for the popular Woodlea Primary 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.



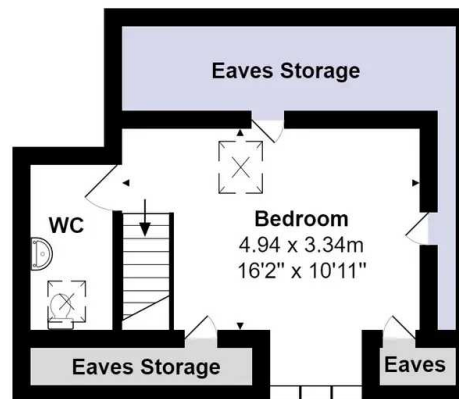




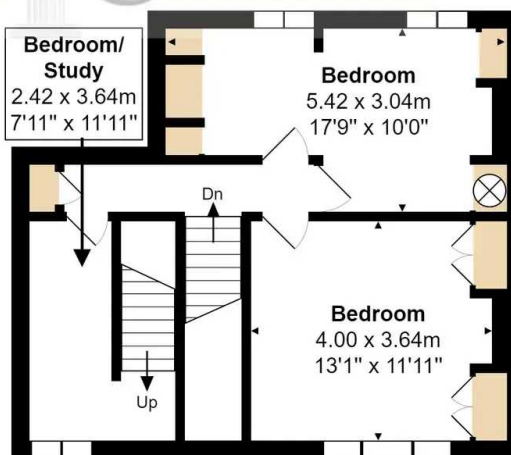




Ground Floor



Second Floor



First Floor

### Church Road, Woldingham

Total Area: 124.7 sq m ... 1343 sq ft  
 (excluding eaves storage, tool shed, coal store, log store)

All measurements are approximate and for display purposes only.





## Fine & Country

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