



2 Slines Court Slines Oak Road, Woldingham - CR3 7EA

Guide Price £700,000

FINE & COUNTRY



## 2 Slines Court Slines Oak Road

Woldingham, Surrey CR3 7EA

Completely refurbished, 3 double bedroom, detached family home, situated within the heart of Woldingham Village being with easy walking distance of local shops and railway station. Having been extensively refurbished and remodeled internally, the property offers turnkey accommodation over two floors with an attached garage and ample off road parking.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Completely Refurbished Throughout
- Open Plan Living/Dining/Kitchen
- Central Village Location
- Walking Distance Village & Station
- Secluded West Facing Garden backing The Glebe
- Fully Fitted Kitchen with Island
- Large Single Garage & Off Road Parking





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Situated within the heart of the North Downs Village Woldingham, this three bedroom, detached property offers a level walk to local shops and affords delightful views from the first floor. This completely refurbished, three double bedroom detached property, has recently been upgraded and improved by the current owners, fresh to the market with Fine & Country in Woldingham. Situated within a level, easy walk of the local Crescent of shops within the Village, this property offers light, spacious and airy accommodation over two floors. Approached via a shared drive (shared with just one other property), and offering ample off road parking leading to an attached single garage with roller door. First impressions are of the very spacious entrance porch offering excellent space for storage with a door to the garage and a door to a covered side courtyard. Downstairs, the property offers a spacious entrance hall with newly fitted cloakroom. The open plan lounge, dining room is a double aspect, light filled room with a sliding door to a double glazed conservatory, overlooking the pretty rear garden. The kitchen is fitted with a range of grey fronted units with a central island unit. Appliances include a wine fridge, Neff induction hob with Neff extractor over and Neff oven, integrated Neff dishwasher, and a space for the fridge/freezer.





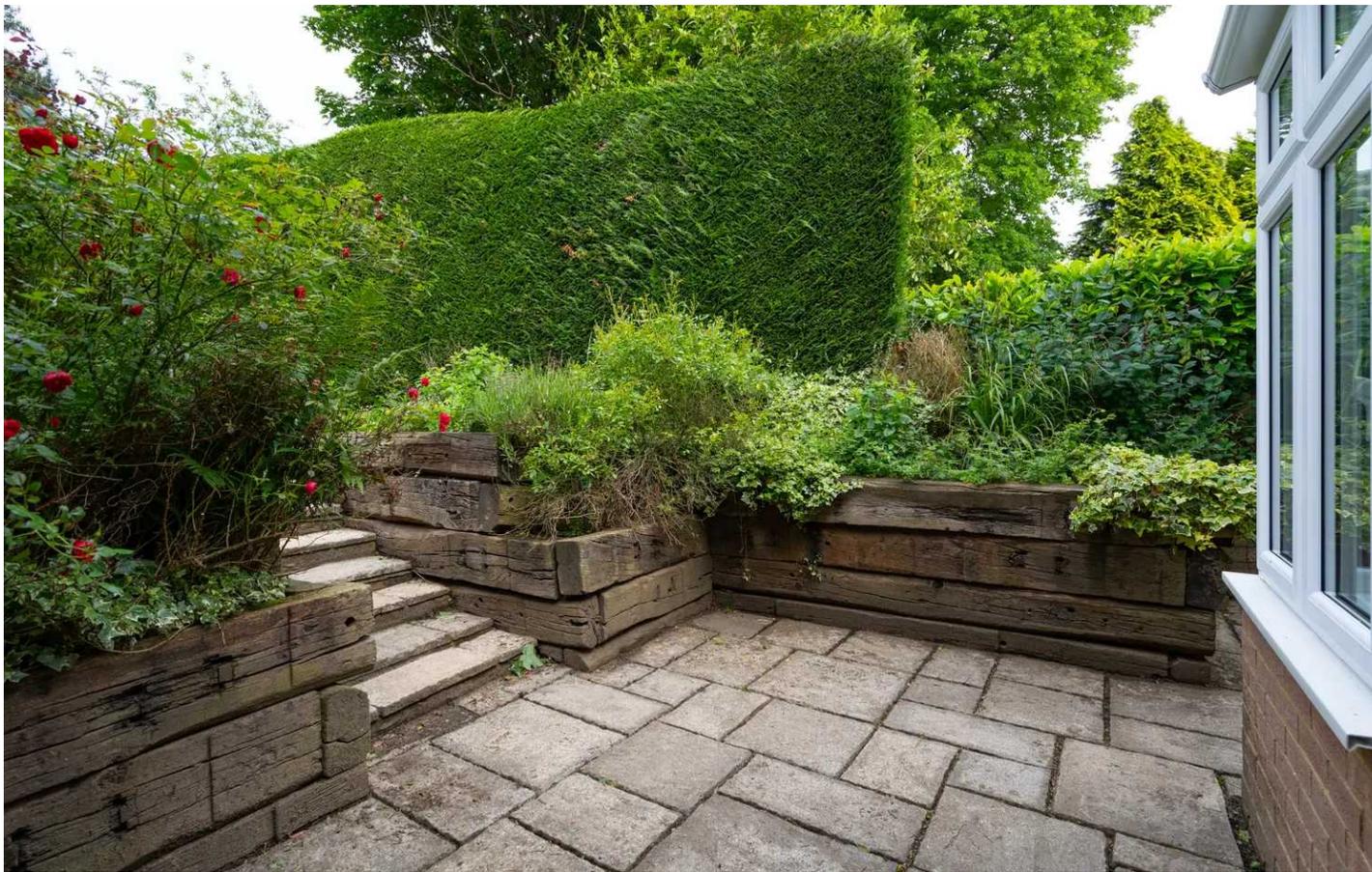
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Woldingham, Caterham

From the backdoor, access is given to the convenient covered side courtyard with a large utility cupboard with plumbing for washing machine and tumble dryer and also housing the newly fitted Worcester combination boiler. Recently laid Amtico flooring has been fitted to the entire ground floor area. Rising to the first floor, standing on the landing, a large picture window offers far reaching, green and countrified views. The master bedroom has a double wardrobe cupboard, as well as a shelved cupboard, as does the second bedroom overlooking the rear garden. The third bedroom is to the front aspect and is currently used as a study. The newly fitted bathroom has a white suite with a bath with mixer tap and rain shower over, vanity sink unit, wc, heated towel rail and Amtico flooring.

**OUTSIDE** The rear garden is approximately 100 ft in length, facing South/West, approached via the conservatory to a paved patio, bordered by railway sleeper raised flower beds. A few steps up leads to a level lawn area, bordered by mature shrubs and hedging. There is also a gate that leads directly onto The Glebe, an area of playing fields within the heart of the Village, ideal for family recreation. As previously mentioned, there is an extensive side covered area, suitable for storage, workshop etc. The garden has been fenced to all sides and is 'dog proof'.



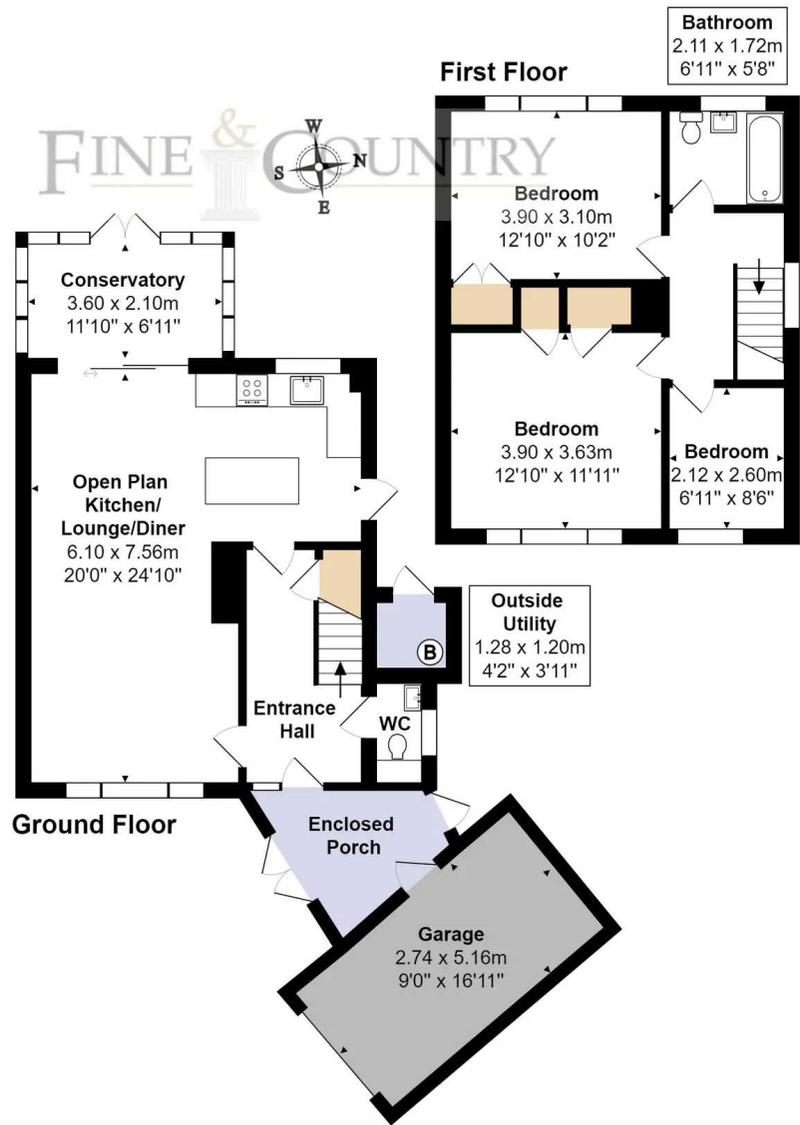


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The village of Woldingham continues to be extremely popular offering a tranquil country setting away from the bustle of the City yet within easy commuting distance. Noted for the popular Woodlea Primary School and highly rated Woldingham Girls School, 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 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.





**Slines Court, Slines Oak Road, Woldingham**

**Total Area: 104.6 sq m ... 1126 sq ft (excluding outside utility, porch, garage)**

All measurements are approximate and for display purposes only.



## Fine & Country

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