



Woodcroft, Long Hill, Woldingham - CR3 7EQ - Guide Price: £1,750,000



## Woodcroft Long Hill

Woldingham, Surrey CR3 7EQ

A comprehensively upgraded detached residence situated on a south westerly backing plot, within walking distance of Woldingham Village centre and train station, offering flexible accommodation over three floors of just over 3600 square feet.

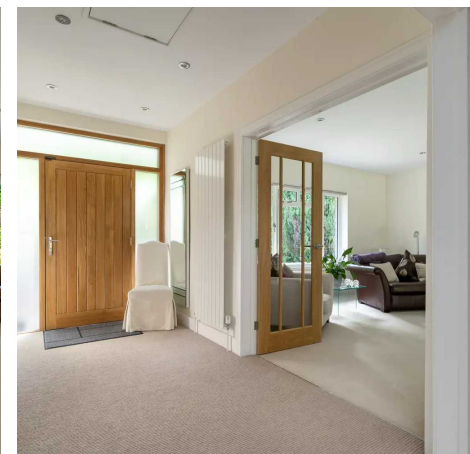
Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Immaculately Presented Property
- Refurbished Kitchen/Breakfast Room
- Basement Hobbies Reception Room/Annexe Potential
- Level South West Facing Plot
- Detached Home Office Cabin
- Double Garage
- Flexible Accommodation over Three Floors
- Central Village Location
- Walking Distance of Main Line Station





## Woodcroft Long Hill

Woldingham, CR3 7EQ

A deceptively spacious, completely refurbished inside and out, 5 double bedroom, 5/6 reception room, 4 bathroom detached family home, situated within the heart of Woldingham Village and offering adaptable, accommodation over three floors, with the basement level, approached from the entrance hall, via a Neville Johnson, recently fitted staircase, currently being used as a hobbies room/family area with the added benefit of having French doors to a courtyard area to the front of the house, as well as a utility room, large walk in store room and cloakroom to this level, giving the possibility of a self contained annexe if required.

Offering over 3,600 square feet flexible accommodation, the property is approached via an entrance hall with all adaptable rooms leading off. The double aspect lounge has a recessed log burning stove with bifolding doors out to the sunny rear terrace. The kitchen/breakfast room has been renovated in 2018 with a range of matt finished fronted units and central island unit with integrated appliances to include a range cooker with extractor over, dishwasher and American style fridge/freezer, as well as granite worktops and Amtico flooring. There is also an area for dining making this an ideal room for entertaining.





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There is also a separate dining room for more formal occasions. A double aspect room with delightful views over the rear gardens is currently used as an sitting room with adjacent double bedroom with a full range of fitted wardrobes and bedroom furniture, offering an ensuite with corner bath, large shower cubicle, double sink unit and wc. There is a further double bedroom and bathroom to this level, making this versatile and flexible living accommodation.

Rising to the first floor via the Neville Johnson staircase, this re-configured area offers three bedrooms and two bathrooms, both fitted with Viceroy & Boch sanitary ware, Porcelanosa tiling and Hansgrohe taps. The principle suite is a light and spacious room with a range of fitted wardrobe cupboards and modern ensuite facilities to include bath, walk in rain shower, wc and vanity unit, all being fully tiled throughout. The two further bedrooms share the family bathroom, again with walk in shower, bath, sink unit and wc.

Other improvements and features worth noting, new internal doors throughout, new plastering and skirting, decorations throughout, glass ballustrading to both staircases, new fascias and guttering externally, mains drainage, battery operated blinds to the windows in the lounge, dining room and the basement room.





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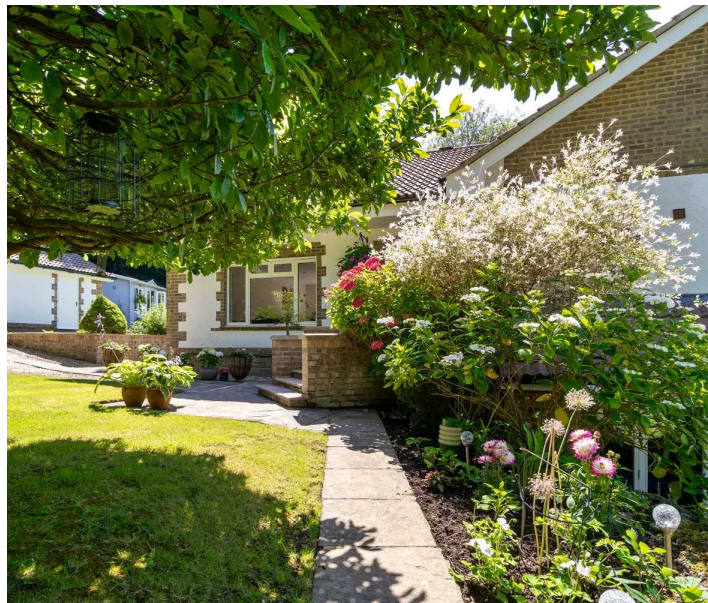
Woldingham, Caterham

### OUTSIDE

Woodcroft sits centrally within its plot of approximately 0.4 of an acre with the rear garden facing to a southerly aspect. A sunny rear, completely secluded terrace is approached via the lounge, step up to extensive, undulating lawns bordered by mature trees and shrubs offering complete privacy to all sides. Corner patio area to the rear of the garden bordered by well stocked flower beds. To the front garden, five bar wooden gate and winding pathway leading to the front door. Shingle driveway secured by a five bar gate providing ample off road parking for numerous cars leading to a **DETACHED DOUBLE GARAGE**: with remote operated double door, power and light and personal door to garden.

**GARDEN OFFICE**: A detached cabin building, recently located within the landscaped gardens, currently used as a home office with internet connectivity and electric heating. Extensive decking surrounding.



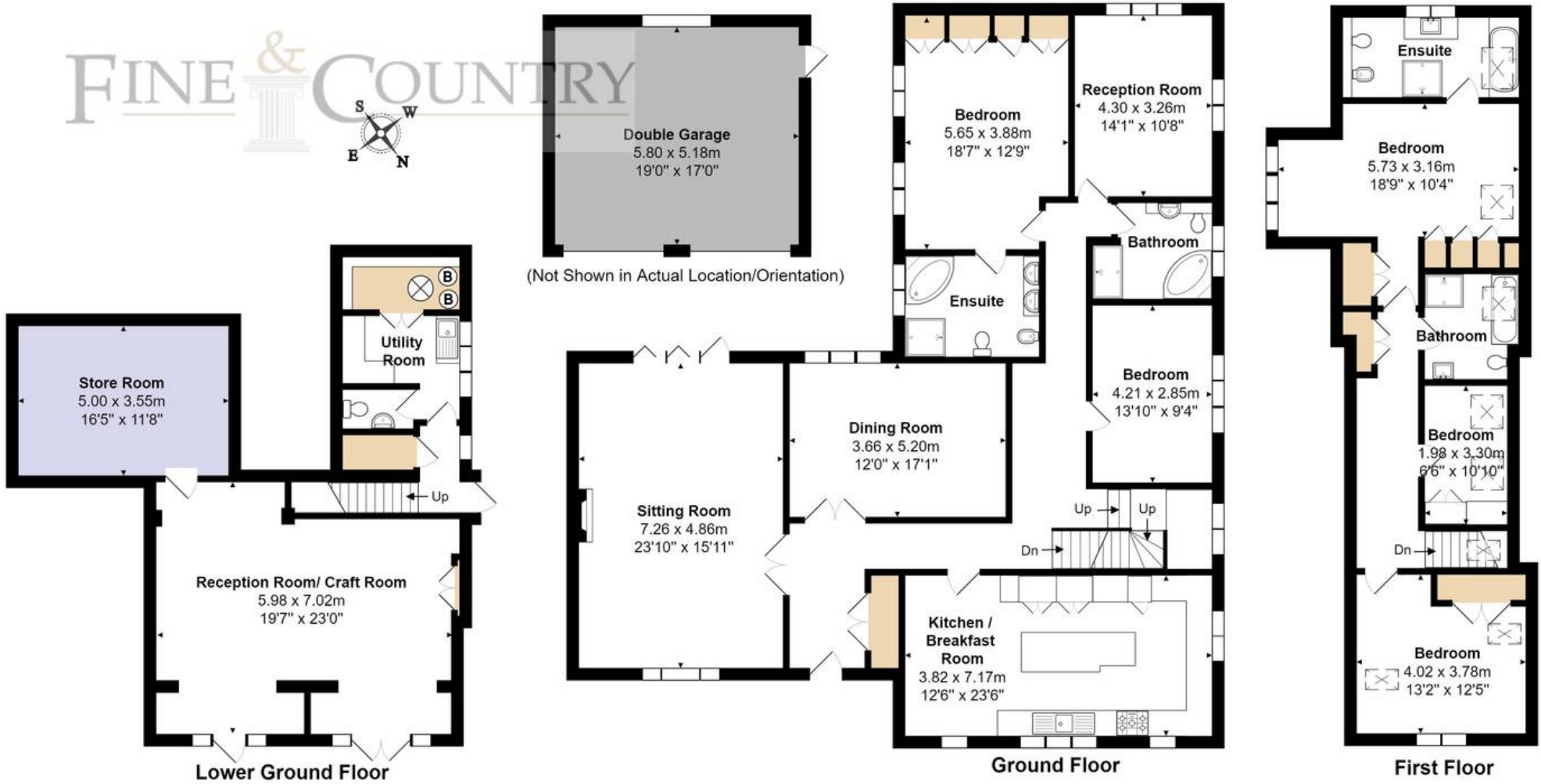


## Woodcroft Long Hill

Woldingham, CR3 7EQ

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.





**Woodcroft, Long Hill, Woldingham**

Total Area: 335.7 sq m ... 3613 sq ft  
(excluding garage)

All measurements are approximate and for display purposes only.





## Fine & Country

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