



Cranfield, Southfields Road, Woldingham - CR3 7BQ

Offers Over £850,000

FINE & COUNTRY



Cranfield Southfields Road

Woldingham, Caterham

End of chain-Move in before Christmas. Recently redecorated and well modernised detached property enjoying countryside views. Plenty of scope to extend subject to planning permission.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Breathtaking Views
- Countryside Location
- Vacant Possession - End of Chain
- Village Location
- In & Out Driveway
- Fully Fitted Kitchen/Dining Room
- Double Garage



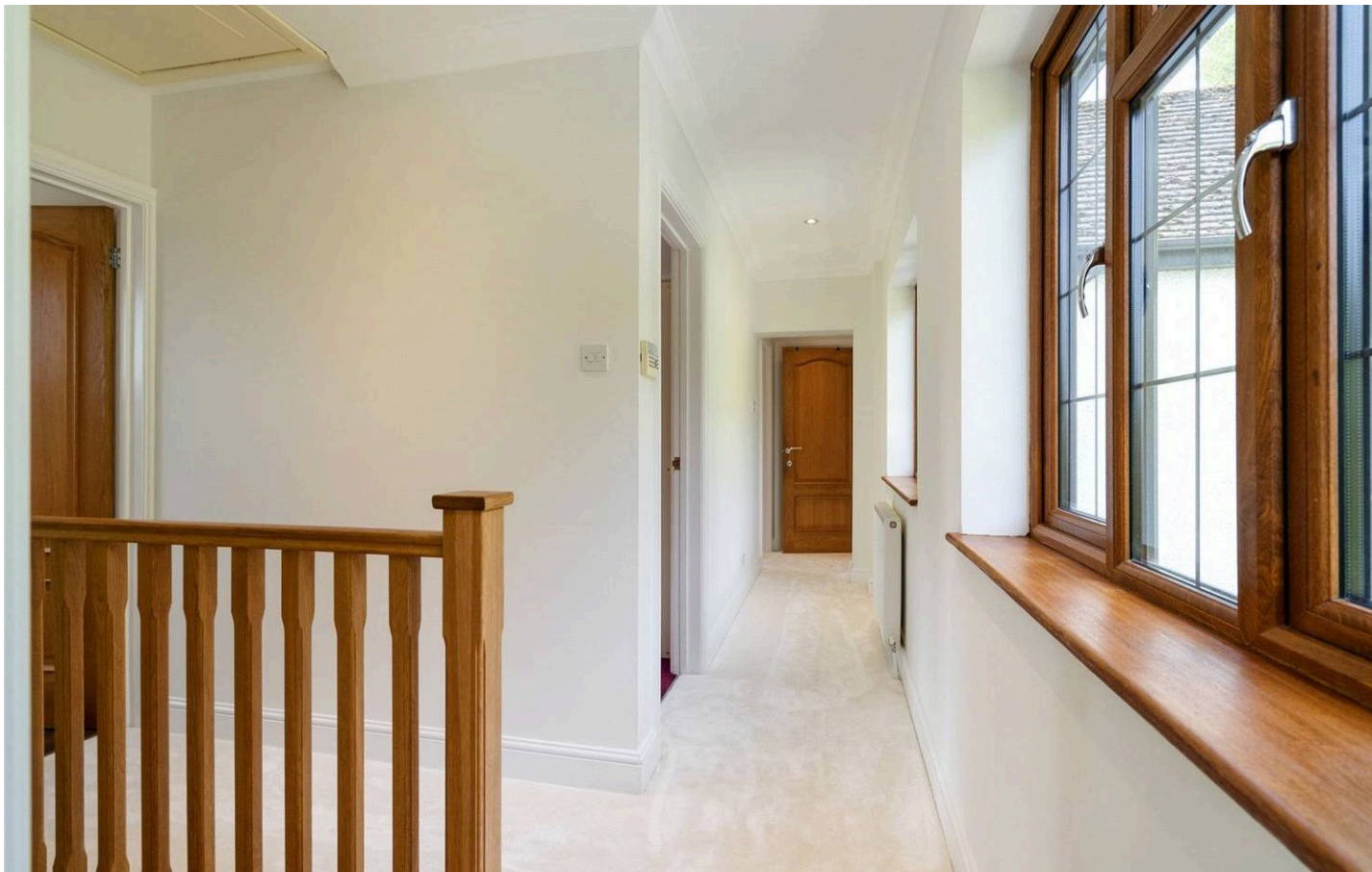


Cranfield Southfields Road

Woldingham, Surrey CR3 7BQ

Comprehensively modernised 4 Bedroom detached property standing in an elevated position with beautiful country views. Situated within a quiet, tucked away position offering breath-taking views of open countryside, this 4 bedroom, 2 bathroom detached modern family home offers well-proportioned accommodation over two floors as well as ample off road parking, a double garage and outdoor entertaining space. The property has just undergone a comprehensive refurbishment to include new flooring, new windows, radiators and carpets to the first floor. Approached via double glass doors, taking full advantage of that breathtaking view from your home, you are greeted with complete open plan living. The spacious entrance hall opens into the dining room/kitchen boasting plenty of light, perfect for entertaining and families. There is also a fully fitted study and a further double aspect living room. Rising to the first floor, via a brand new oak staircase, all four bedrooms are well proportioned and there is plenty of wardrobe space. The bedrooms are served by two refashioned shower rooms. The house is gas centrally heated and double glazed throughout.



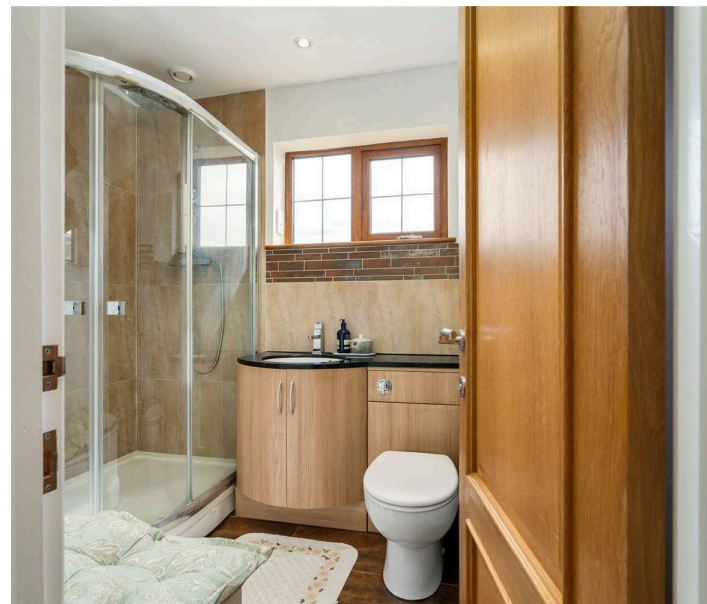


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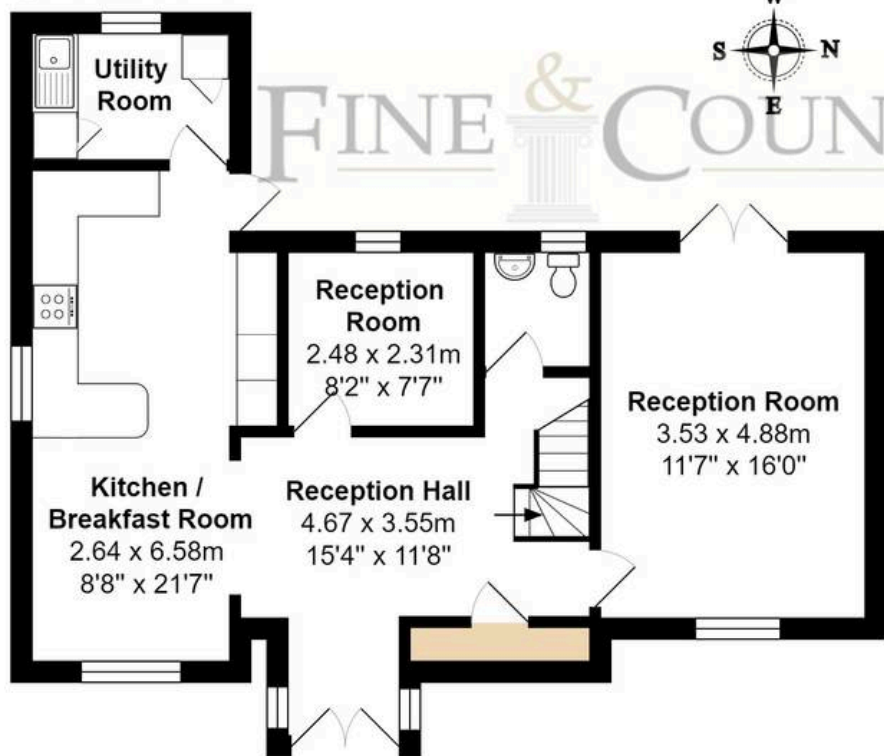
Step Outside The property is approached from shallow rising steps from the parking area and a double garage, offering ample off road parking for numerous cars. A large oak pergola and two paved seating areas, provide various seating and relaxing space to an easterly aspect, perfect for breakfast, where the sun rises across the valley. From the rear terrace the garden rises capturing increasingly picturesque views.

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).

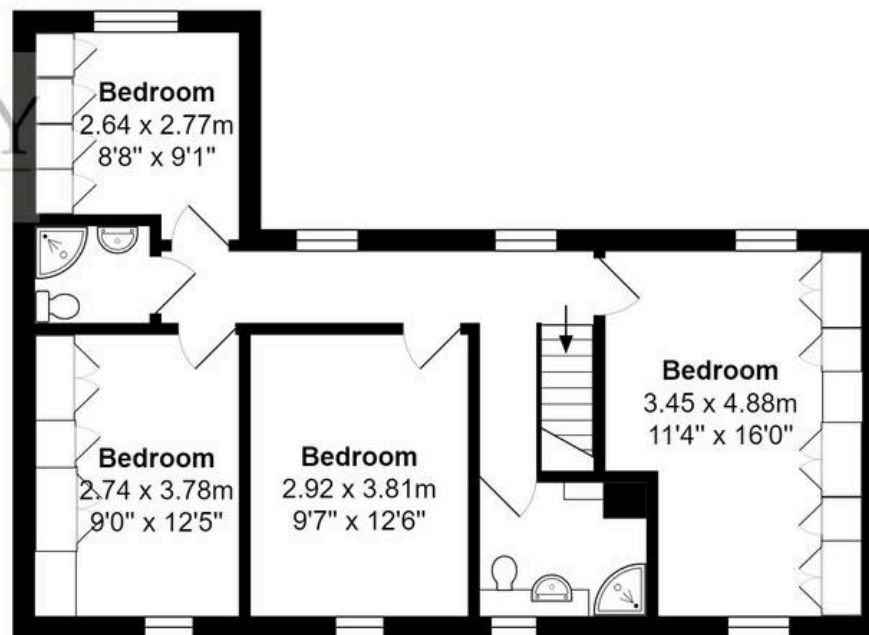




Ground Floor



First Floor



Cranfield, Southfields Road, Woldingham

Total Area: 132.1 sq m ... 1422 sq ft

All measurements are approximate and for display purposes only.





Fine & Country

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