



Summerfold, High Drive, Woldingham - CR3 7EL

Guide Price £2,000,000

FINE & COUNTRY



Summerfold, High Drive

Woldingham, CR3 7EL

Fine & Country and proud to offer for sale, this 5 bedroom, 2 bathroom, 1930's pretty detached residence, approached via an in and out driveway, offering excellent opportunities to extend further, situated within the much sought after, private road within the heart of Woldingham Village, being within a short walk of the Village and Woldingham main line station serving London within 30 minutes.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Central Village Location
- In & Out Driveway
- Bifolding Doors
- Wood Burning Stoves
- Ethernet Connection to 1st Floor & Lounge
- Principle Bedroom with Ensuite Facilities
- South West Facing Level Plot
- Half Acre Plot





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A most attractive, 1930's built, 4 bedroom detached residence located in this highly desirable private road close to the heart of the Village and within a 20 minute walk of fast trains to London. Standing on a level plot of half an acre, the property is well presented with full double glazing and recently redecorated rooms throughout. Today, this comfortable home offers an opportunity for further development in a neighbourhood which commands prices of up to £3,500,000 (a previous application having been approved to extend the house). The accommodation enjoys light filled rooms with a south facing aspect.

STEP INSIDE

This double fronted, 1930's character property is approached via the spacious reception room, having a solid wood flooring which extends to the rest of the ground floor entertaining areas including the kitchen/breakfast room. The open plan lounge/dining room features a clever design with bifolding doors to separate if required or open up to create a large family space, featuring two wood burning stoves and bifolding doors from the dining area, out onto the large south facing terrace. The fully fitted kitchen/breakfast room is a double aspect room with a range of oak fronted units incorporating a central island unit, range cooker, American fridge/freezer and integrated dishwasher.





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To the breakfast area, french doors lead to the garden. The double garage has been converted to a large utility room with a separate area, currently used as a gym.

Rising to the first floor, the master suite features a large bay window overlooking the rear garden, with a range of fitted wardrobes and a modern, well fitted ensuite with large walk in rain shower, separate bath, vanity sink unit and wc. There are four further bedrooms, two with fitted wardrobes and one currently being used as a study/home office. The modern family shower room offers a large walk in wet room style shower, large, vanity unit and wc all being fully tiled throughout

STEP OUTSIDE

Boasting a wide frontage, approached via a 5 bar wooden gate with an in and out gravel driveway, offering ample off road parking for numerous cars. Semi circular lawn, bordering shrub beds and hedging. To the rear garden, the patio runs the width of the property approached via the dining room and kitchen/breakfast room. Central steps leading down to an extensive level lawn, bordered by mature trees, hedging and shrubs. Gated access to front garden. In all extending to some half an acre.

Early vacant possession can be offered.





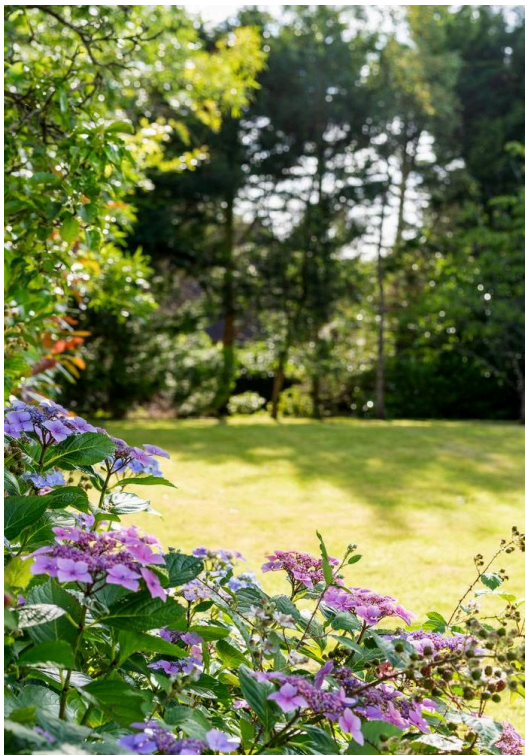
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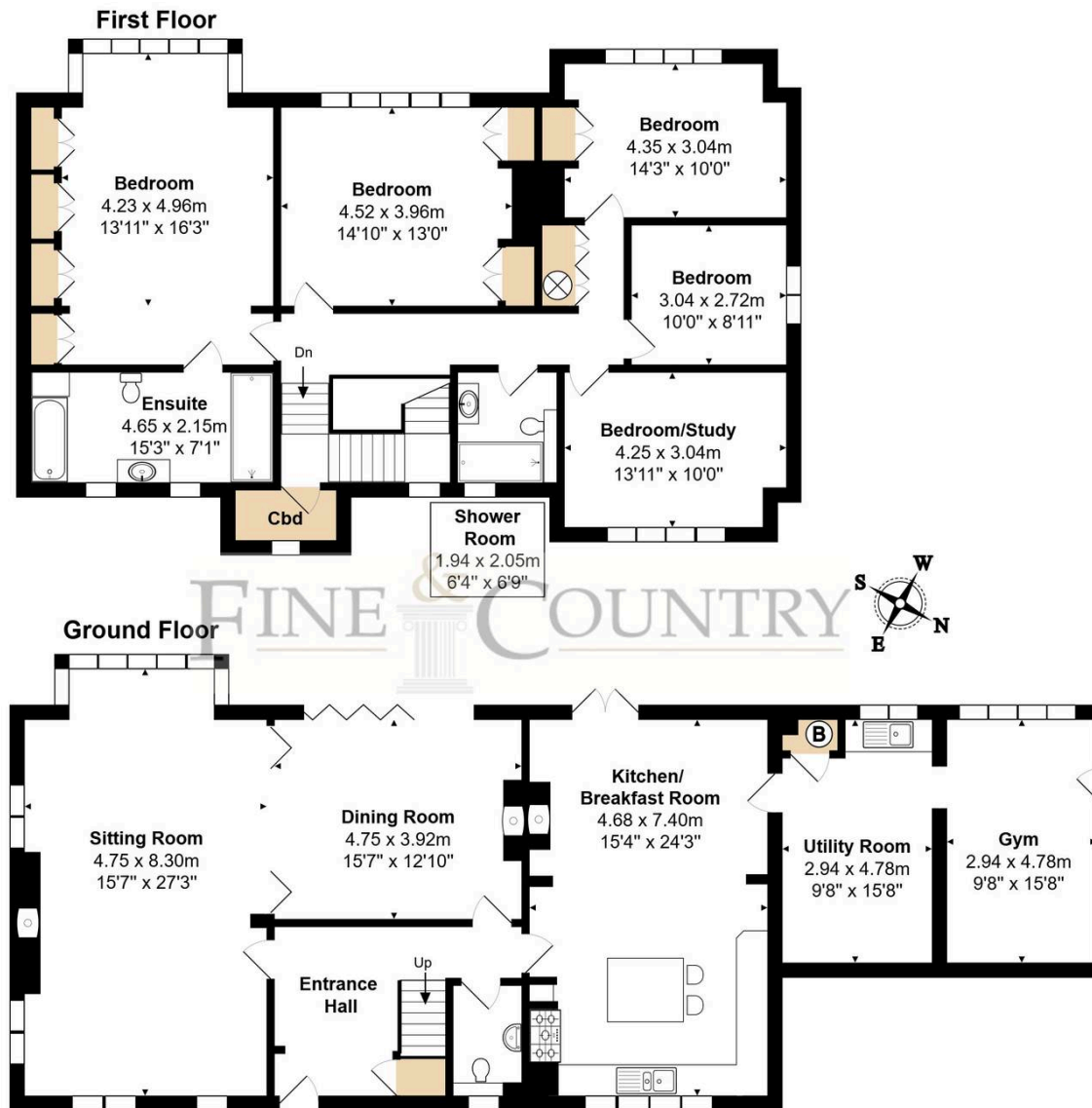
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The village of Woldingham continues to be extremely popular offering a tranquil country setting away from the bustle of the City yet within easy commuting distance. Noted for the popular Woodlea Primary School and highly rated Woldingham Girls School,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









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Total Area: 265.0 sq m ... 2852 sq ft

All measurements are approximate and for display purposes only.



Fine & Country

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