



**Sunnyside -Station Road, Woldingham, CR3 7DD**

**Asking Price: £950,000**



# Sunnyside - Station Road, Woldingham, Surrey, CR3 7DD

Hidden snugly off of Station Road behind a well screened hedge, in the scenic village of Woldingham, this expansive detached bungalow boasts a gross internal area just shy of 1,730 ft<sup>2</sup>. Dating back to 1962, the property's characteristics render it ripe for upgrading and improvement, with a large loft space, as depicted on the floorplan, ideal for further accommodation (subject to local planning permission).

## STEP INSIDE....

This three double-bedroom, detached bungalow offers versatile accommodation over a single level, but there is an added bonus of a wooden stairway, accessed via the Entrance Hall cupboard, rising to a vast, fully-boarded loft (running to 20 metres in length). There is scope for extension STPP and any existing covenants.

The 524 ft<sup>2</sup> Lounge/Dining Room is the focal point of this property. With a dual-aspect layout and direct access to the Indian Sandstone-laid patio via uPVC French doors, benefitting from a welcome level of sunlight whilst simultaneously providing the comfort required for an Autumn's evening with an authentic log burner located at the far end. From this room, just off is a handy Study area and access to a cosy Sun Room.

The Kitchen (168 ft<sup>2</sup>) is fitted with solid oak wall cabinets and cupboards, tastefully complemented by black granite work surfaces with central island unit. Plumbing for washing machine, a four-hob gas cooker with a metallic-effect centralised extractor overhead. With a broad window aperture as well as direct access to a cool and airy Conservatory, an open and light effect is produced.

Returning to the Entrance Hall, following the property around in a clockwise fashion, there are three bedrooms. The Principal Bedroom (159 ft<sup>2</sup>) has full height, double wardrobes as well as an additional recess in the last wardrobe, which is acting as a miniature Walk-In Wardrobe. The En Suite follows, with a built-in bath and shower, W/C, sink unit and heated towel rail.

Bedroom Two (114 ft<sup>2</sup>) has two south-facing casement windows which generates a welcoming level of natural light along with a view overlooking the front lawn.

Bedroom Three (62.3 ft<sup>2</sup>), being single-aspect with a south-facing casement window and wooden flooring. Bedrooms two and three share a modern Wet Room with walk in shower, black floor tiling complemented by an encompassing light grey wall tiling, sink and W/C

## STEP OUTSIDE....

The front garden is encircled by laurels and fir trees and has direct access to a shingled driveway, providing good off-road parking and leading to an attached Double Garage. Gated access to each side of the bungalow leading to the rear garden.

Photovoltaic panels are situated on the left side of the gabled roof which are generating power for heating water and powering a battery.

The Rear Garden, with plentiful land and soil creating an avid gardener's paradise. An agrarian feel evidenced by a chicken coup and the presence of fertile apple trees, beetroot and squash among a bountiful supply of vegetation. Set on three levels, the garden ascends to a stone-walled patio area.

## LEISURE STUDIO:

A recently constructed timber outbuilding, housing a Hot Tub and Steam Shower, ensuring your pampering needs are taken care of.

## DOUBLE GARAGE:

Roller door, power and light, personal door to side aspect.

Council Tax Band: F



FINE & COUNTRY









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>80</b>
(55-68)	<b>D</b>	<b>62</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Fine and Country - Fine & Country Woldingham

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### Disclaimer

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