



**Littledown, Long Hill, Woldingham, Caterham,  
Surrey, CR3 7EQ**

**OIEO: £1,500,000**

*Freehold*



# Littledown, Long Hill, Woldingham, Caterham, Surrey, CR3 7EQ

This family home abounds with character providing light from the southern orientation to high ceiling rooms associated with this popular architectural period. A handsome property with painted brick elevations and large windows which have recently been sympathetically restored with heritage approved double glazing. The property dates from 1911 and for a period was home to Croftdown School.

The ground floor features a spacious entrance hall with exposed wood flooring and is flooded with light from a large window over the impressive staircase. The well-proportioned triple-aspect drawing room enjoys an open fireplace and bay window to the side aspect. An impressive dual-aspect formal dining room houses a further open fireplace and beautiful views to the south west over the secluded rear garden.

A beautifully fitted Small-bone kitchen is a real feature with a Falcon range, granite worktops and integrated appliances. There is ample space for a breakfast table and a separate larder and utility room which houses central heating boilers.

To the first floor there are four bedrooms. The large master bedroom enjoys far reaching south-westerly views over the rear garden and beyond as well as a wonderful Fired Earth ensuite Bathroom with roll top bath and walk in shower. The family bathroom is part tiled and has a white suite with a separate w/c.

On the second floor there are two further bedrooms. One particularly large bedroom, which can be adapted for the owner's lifestyle needs. The sixth, single bedroom with walk in storage would make an excellent study or dressing room to the larger bedroom.

There is a garden room on the lower ground floor which is accessed from the garden and has light and power. This room would make a great gym or could provide further storage.

## Outside

Approached via a gently sloping block paved driveway which leads past the front of the house and around to the detached garage which is currently used as a gym. The driveway is flanked by mature trees and manicured lawns. Due to the property's orientation the front garden provides a sunny spot for a morning coffee before the sun works its way round to the rear garden for the rest of the day. The secluded rear gardens have been beautifully landscaped with mature trees and borders around a large manicured level lawn. Feature trees include a magnificent Japanese acer and a large focal cherry tree, providing interest in different seasons.

Immediately to the rear of the property a flagstone patio provides an excellent seating area and the patio continues to the side of the property where there is also direct access into the utility room.

The property also benefits from its own private footpath connecting it with Station Road which leads down to Woldingham train station.

## Planning Permissions

Planning permission was granted in 2022 (2022/570) to add a single dormer window to a second-floor bedroom, and there are detailed plans to create an additional bathroom and enhanced office space on the second floor.

The current owners have plans to alter and enlarge the ground floor accommodation although this has not been applied for.



## Littledown, Long Hill, Woldingham

Total Area: 227.6 sq m ... 2450 sq ft (excluding garden room, eaves storage, garage)

All measurements are approximate and for display purposes only.

**FINE & COUNTRY**









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Fine and Country - Fine & Country Woldingham

7 The Crescent  
Woldingham  
Surrey  
CR3 7DB

T: 01883653040  
E: [woldingham@fineandcountry.com](mailto:woldingham@fineandcountry.com)  
[www.fineandcountry.com](http://www.fineandcountry.com)

Registered name: Park & Bailey (Woldingham) Ltd  
Registration No: 07585314

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.