



White House, Croft Road,, Woldingham - CR3 7EN

Guide Price £1,150,000

FINE & COUNTRY







## White House, Croft Road

Woldingham, CR3 7EN

This is a rare opportunity to secure a prime Woldingham home with exceptional potential – combining space, location, and the chance to create a bespoke modern residence. Situated within the heart of this North Downs Village, being within walking distance of both Woldingham Centre and railway station.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Scope for Improvement
- 0.4 of an Acre Level Plot
- Four Double Bedrooms
- Double Aspect Reception Rooms
- Double Garage
- Central Village Location
- End of Chain







## White House, Croft Road, Woldingham, CR3 7EN

Built in 1975 and individually architect-designed, White House presents a rare opportunity to acquire a substantial family home in one of Woldingham's most sought-after locations. The property, now requiring a degree of updating, occupies a wide, level plot within easy walking distance of both the village centre and railway station.

Approached via a private driveway with ample off-road parking and a double garage, the house offers well-proportioned accommodation arranged over two floors.

On the ground floor, the welcoming entrance hall with cloakroom leads to a superb triple-aspect lounge, filled with natural light, and a dining room with sliding doors opening directly onto the garden terrace. A large double-aspect study provides excellent space for home working. The kitchen/breakfast room, with a conservatory-style end, adjoins a separate utility room, ensuring both practicality and flow for modern family living.

The first floor is centred around the principal bedroom suite, which boasts a generous en-suite bathroom with bath and shower cubicle, and access to Bedroom 5, currently fitted out as a dressing room with built-in wardrobes. There are four further double bedrooms, each with quality fitted wardrobes, along with a spacious family bathroom.







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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 & London Bridge (approximately 35 minutes). The M25 London Orbital motorway (Junction 6) is only 4 miles distance. The local towns of Oxted and Caterham are a ten minute drive.

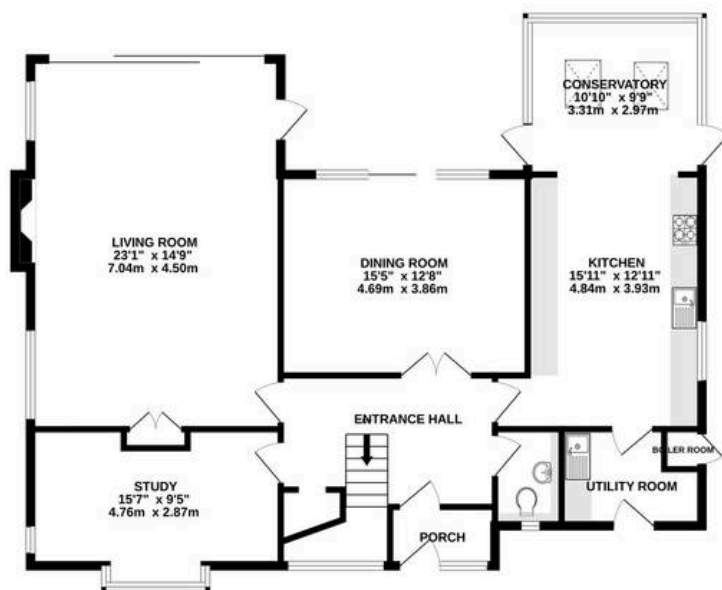




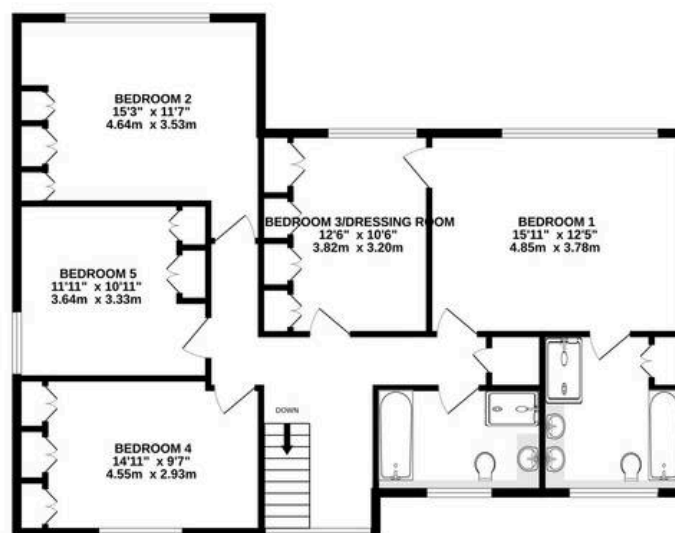
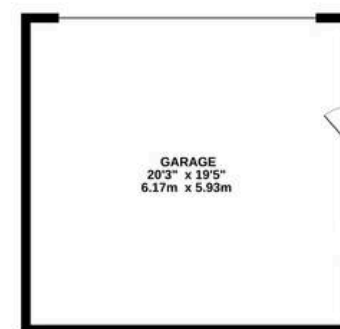




GROUND FLOOR



1ST FLOOR

GARAGE  
394 sq.ft. (36.6 sq.m.) approx.

TOTAL FLOOR AREA : 2832sq.ft. (263.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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