



**Yeddinges, Upper Court Road, Woldingham,
Surrey, CR3 7BE**

Guide Price: £1,575,000

Freehold

Yeddinges, Upper Court Road, Woldingham, Surrey, CR3 7BE

Having been completely re-designed and modernised by the current owners since their ownership, Fine & Country, Woldingham, are pleased to offer this four Double bedroom, two-bathroom, four reception room detached, 1930's property to the market. Set within a tranquil position, the property affords beautiful, park like views over its own 0.8 of an acre ground, overly a Southerly aspect.

Situated at the end of this quiet road, Yeddinges is approached via a driveway providing a detached Double garage, plus the added benefit of an additional Single garage with it's own separate entrance approached via the adjacent Southfields Road.

Entering the property, the spacious Entrance Hall with tiled flooring, dog leg staircase to the first floor, as well as a coats cupboard and Cloakroom off. The Lounge boasts underfloor heating, under the engineered oak flooring, Portland stone open fireplace with double doors to the Conservatory, with fine views of the grounds surrounding, underfloor heating and fitted blinds. The formal Dining Room has views via a bay window to the gardens and a door to the fully fitted Kitchen/breakfast room, a triple aspect room with a vaulted ceiling Conservatory end for informal dining. Fitted with a range of pine 'Alliance Burbridge' kitchen units under composite stone worktop with a full range of built in 'Neff' appliances to include American style fridge/freezer with pull out adjacent larder cupboards, oven with combination oven over and warming drawer below, 5 burner gas hob with extractor unit above, dishwasher, recycling bins, coffee station and Quooker tap, There is a door to the side garden and double doors from the Conservatory end to a sunny South facing sun trap. A separate Utility room with plumbing for washing machine and tumble dryer with door to garden and from the Entrance Hall, double doors to a spacious double aspect Study/Family room complete the downstairs accommodation.

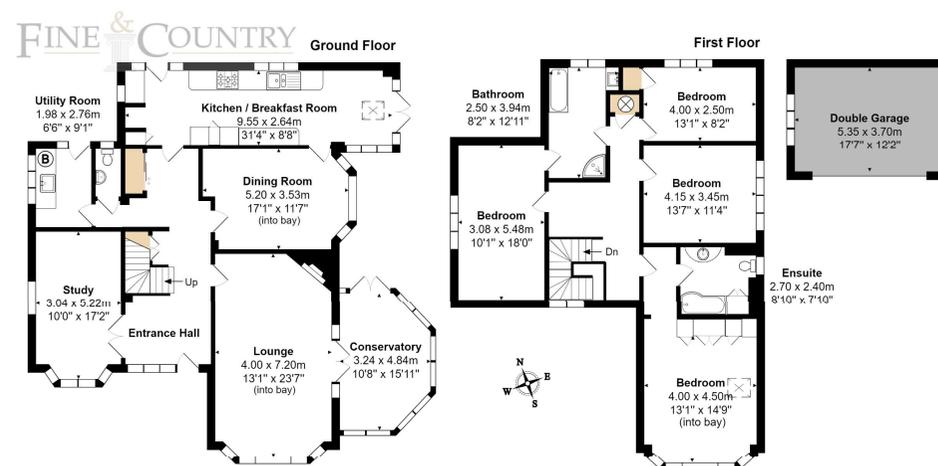
Rising to the first floor with its light and airy landing, the Principal bedroom has breath-taking views from a splay bay window over your grounds to a Southerly aspect, full range of built in wardrobe cupboards and En suite facilities to include a bath with Aqualisa shower over, vanity sink unit and WC and underfloor heating. Bedroom Two has the option of En suite facilities which can be shared with Bedrooms Three and Four when necessary.

Additional improvements to include pressure water system, double glazed windows replaced in 2020, septic tank drainage (replaced in 2000),

OUTSIDE

With grounds extending to 0.8 acres, a beautiful South facing plot, being completely secluded with a large expanse of lawns, bordered by mature trees and shrubs. Sun trap patio area approached via the Conservatory and Breakfast room. Large garden workshop with power and light. Ample off-road parking and turning area with Double garage with remote up and over door, power and light. Additional Single garage approached via double gates from Southfields Road.

Council Tax Band: G



Yeddinges, Upper Court Road, Woldingham

Total Area: 258.9 sq m ... 2787 sq ft

All measurements are approximate and for display purposes only.

FINE & COUNTRY





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	

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.