



O.I.E.O. £800,000 FREEHOLD

WOODBINE COTTAGE, 3 UPPER WOODCOTE VILLAGE, WEBB ESTATE, PURLEY, SURREY,  
CR8 3HE

**ShineRocks**  
PROPERTY AGENTS



A lovely William Webb built, three/four bedroom, two bath/shower room, two reception room, semi-detached cottage, situated on a wide level south facing plot, offering extension potential to both side and rear subject to planning permission. The property is located within the much sought after Webb Estate conservation area, adjacent to the picturesque Upper Woodcote Village green.

THE ACCOMMODATION COMPRISES: ENCLOSED ENTRANCE PORCH, LIVING ROOM, DINING ROOM, SMALL INNER HALL, SHOWER ROOM, KITCHEN/BREAKFAST ROOM, STAIRS TO FIRST FLOOR LANDING, THREE DOUBLE BEDROOMS, STUDY/BEDROOM FOUR, FAMILY BATHROOM, DETACHED DOUBLE GARAGE.







**DESCRIPTION** A unique opportunity to purchase this picturesque, three/four bedroom, two bath/shower room, two reception room semi-detached cottage, situated on a wide south facing plot offering extension potential stpp, almost opposite Upper Woodcote Village green, within the much sought after Webb Estate conservation area. Enclosed porch, double aspect living room with fireplace and sliding glass doors to rear paved terrace, small inner hall, storage cupboard, shower room, double aspect kitchen/breakfast room with stable style door and sliding glass doors to rear terrace, dining room with bay window overlooking front garden. Stairs to first floor landing, double aspect master bedroom with fitted wardrobes and door to bathroom, two further double bedrooms, study/bedroom four, family bathroom. Secluded front garden with tarmac driveway to detached double garage. Lovely mature south facing cottage garden, greenhouse & garden shed.

**AMENITIES** The property is located in the exclusive and private Webb Estate conservation area, a short stroll from The Lord Roberts on The Green with its coffee shop and deli offering artisan produce as well as your daily necessities including newspapers & milk. A 20 minute walk to Purley Town centre and railway station. Purley offers a host of high street brands including Tesco, Sainsbury's Local, Costa Coffee and Pizza Express, Laura Ashley, not to mention a varied selection of other restaurants, cafes and designer boutiques. Purley station is a 20 minute walk benefitting from regular trains to East Croydon, with London Bridge/Victoria just 23 minutes away. The area is known for many excellent schools to include Wallington Boys and Girls, Woodcote, John Fisher, Wilsons, Whitgift, Croydon High, St David's and Cumnor, to name but a few. There is easy access by car to the M25, M23, Gatwick Airport and the major motorway network making this a superb location for any commute.

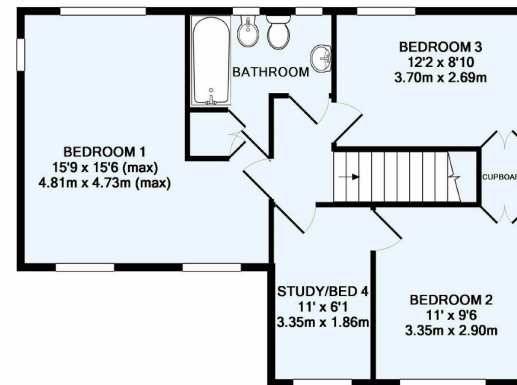
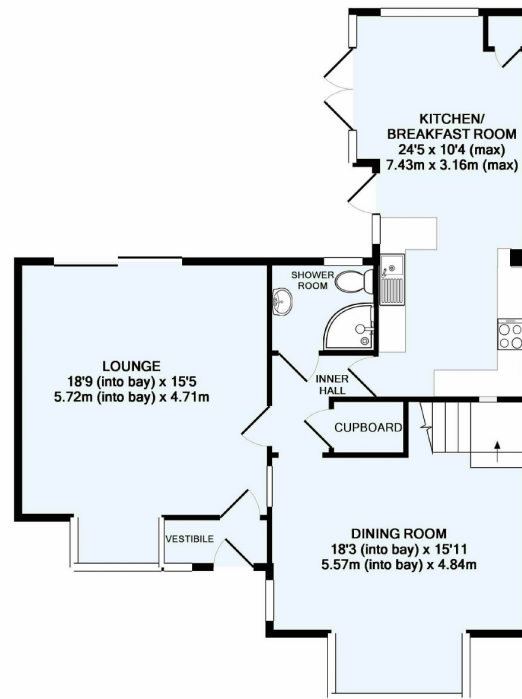
**OUTSIDE FRONT GARDEN:** Bordered to the road by mature hedging and trees, pedestrian gate with pathway leading to front door, long tarmac driveway to detached double garage. The garden is mainly laid to lawn with mature trees and hedged boundaries, open access to rear garden.

**REAR GARDEN:** Accessed from the main living room and kitchen breakfast room, leading to paved terrace and lovely secluded south facing cottage garden, mainly laid to lawn with mature trees and hedging, with a variety of shrubs. Greenhouse and garden shed.

**EPC 56 - 76**

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TOTAL APPROX. FLOOR AREA 1436 SQ.FT. (133.4 SQ.M.)

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.

VIEWING IS STRICTLY BY APPOINTMENT THROUGH SHINEROCKS

DRAFT DETAILS - AWAITING VENDOR'S APPROVAL

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