

Woodplace Lane, Coulsdon,

£800,000 - Freehold

WILLIAMS HARLOW

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AESTHETIC
ABSTRACT













This charming period detached chalet bungalow offers a delightful blend of character and modern living. Set within a generous plot of approximately 0.25 acres, the property boasts stunning countryside views over the valley, providing a serene backdrop for everyday life.

Inside, you will find three spacious double bedrooms, with the master bedroom featuring a convenient en-suite bathroom, ensuring privacy and comfort. The bungalow is designed to accommodate both relaxation and entertaining, with two inviting reception rooms that exude warmth and character. A well-appointed downstairs shower room and WC add to the practicality of the home, while a dedicated study provides an ideal space for work or quiet reflection.

This property is a true gem, showcasing a wealth of character features that enhance its charm and appeal. Whether you are looking for a family home or a peaceful retreat, this bungalow offers a unique opportunity to enjoy the best of countryside living while remaining close to local amenities. Don't miss the chance to make this enchanting property your own.

THE PROPERTY

An absolute must see family home with stunning countryside views. The property is full of charm and character throughout with features including a beautiful fireplace with real open fire. The accommodation comprises of an entrance hall, large lounge/dining room with feature fireplace, rear study, generous sized kitchen/breakfast with a range of wall and base units plus plenty of room for the all important breakfast table, separate utility room and downstairs shower room. To the first floor there is a spacious landing which could be used as an additional reading area with fine views to the rear and access to all three of the spacious double bedrooms. The master bedroom also has the benefit of an en-suite. Rarely a wonderful home comes to the market which is situated in a splendid country lane.

OUTSIDE

The property has an abundance of outdoor space and the plot measures approximately 0.25 acres with a large carriageway driveway to the front providing plentiful parking for approximately 6-7 vehicles and a fine rear garden where you will a detached garage, patio, summer house and an expansive lawn all with a fine outlook.

LOCAL AREA

The area is superb if you haven't already visited and unlike many other Surrey towns, the area offers excellent transport connections by rail to London and other routes, alongside easy access to the A217 and M25 networks. The towns of Coulsdon and Purley both offer a thriving High Street with plenty of independent shops as well as national chains, excellent schooling and vast open green spaces. The area is relaxed in a peaceful neighbourhood which allow you to take evening walks without a second thought and a community where you feel fully invested.

LOCAL SCHOOLS

Woodmansterne Primary School – Ages 4-11
Chipstead Valley Primary School – Ages 2-11
Smitham Primary School - Ages 4-11
Woodcote Primary School - Ages 4-11
Keston Primary School - Ages 4-11
The Beacon School Secondary School – Ages 11-16
Woodcote High School - Ages 11-18
Oasis Academy Coulsdon - Ages 11-18

LOCAL TRAINS

Coulsdon South to London Victoria – 30 minutes
Coulsdon South to Horsham – 45 minutes
Purley to London Victoria - 15 minutes
Purley to London Bridge - 23 minutes

ENHANCEMENT & STAGING DISCLAIMER

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WHY WILLIAMS HARLOW

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COUNCIL TAX

Croydon BAND G £4,134.14 2025/26



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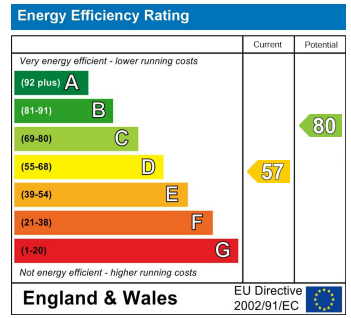
WOODPLACE LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1792 SQ FT - 166.48 SQ M**
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **130 SQ FT - 12.08 SQ M**



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