



YOUR LOCAL AREA GUIDE

01883 653040

woldingham@fineandcountry.com



FINE & COUNTRY

PURLEY

Purley is one of South London's most enticing suburban pockets, offering a calm, refined lifestyle that appeals to families and professionals seeking more space without losing touch with the city. Its wide, tree-lined avenues and impressive collection of character homes create an immediate sense of space and privilege, while the community itself retains a warm, village-like charm. The town's amenities are thoughtfully curated to complement a high-quality lifestyle. Boutique cafés, artisanal bakeries, and well-regarded dining spots offer an inviting atmosphere throughout the day, while nearby Purley Way provides an expansive selection of premium retail and leisure options. Everyday essentials are close to hand, including quality supermarkets, specialist food stores, fitness studios, and reputable healthcare facilities—ensuring convenience without compromising on calibre.

HIGHLIGHTS AND ATTRACTIONS

The town centre is welcoming and practical, with cosy cafés, local bakeries, and handy shops that make everyday errands feel easy. Families appreciate the excellent choice of nearby schools, as well as the wide, peaceful streets that create a safe and calm environment to grow up in.

COMMUNICATION LINKS

Travel is effortless, too. With direct, fast rail links to London Bridge and Victoria, commuting is simple. Gatwick Airport is minutes away for family holidays, and the A23, M23, and M25 offer excellent road connections across the South East.



Purley, Surrey

KENLEY

Kenley proffers a refined blend of rural tranquillity and discreet suburban living, making it an exceptional choice for those seeking space, serenity, and effortless connection to London. Framed by rolling greenery and timeless open landscapes, the area carries an unmistakable sense of calm that immediately sets it apart. At its heart lies the historic Kenley Aerodrome, a beautifully preserved expanse of countryside that provides an idyllic backdrop for morning walks, weekend cycling, and family adventures. Kenley offers a rare opportunity to enjoy expansive outdoor living right on your doorstep.

HIGHLIGHTS AND ATTRACTIONS

Residential roads are quiet and considered, lined with distinguished period homes and elegant modern residences that cater beautifully to family life. The community is warm and welcoming, with a gentle, village-like atmosphere that creates a real sense of belonging. Everyday amenities—from independent cafés and local shops to excellent schools—are conveniently close, while the neighbouring hubs of Purley and Caterham offer an extended choice of dining, leisure, and retail.

COMMUNICATION LINKS

Commuters benefit from Kenley Station's swift routes into London Bridge and Victoria, while the M23 and M25 are within easy reach for seamless travel across the South East and beyond.



Kenley Surrey

OXTED

Oxted presents an exceptional opportunity for families seeking a more refined pace of living, where countryside elegance meets effortless convenience. Nestled at the foot of the North Downs, this distinguished Surrey town combines natural beauty, outstanding amenities, and a warm community spirit. The town centre is charming yet sophisticated, with an array of independent boutiques, artisan cafés, and celebrated eateries that bring character and quality to everyday life. Families are particularly drawn to Oxted for its exceptional educational offering. The area is home to several highly regarded schools, both state and independent, which pair strong academic reputations with nurturing, community-centred environments. The residential neighbourhoods are leafy, peaceful, and beautifully maintained—places where children can enjoy space, safety, and a genuine sense of belonging.

HIGHLIGHTS AND ATTRACTIONS

Oxted captivates families with its graceful balance of countryside tranquillity and refined modern living. Framed by the rolling North Downs, it provides abundant green space and scenic trails, perfectly suited for those who cherish an outdoor lifestyle. Its distinguished high street—lined with independent boutiques, artisan cafés, and a well loved Everyman Cinema—brings both charm and convenience to daily life. With well-regarded schools and a warm, community-focused atmosphere, Oxted offers an environment where families can truly settle and thrive.

COMMUNICATION LINKS

Oxted offers superb connectivity, combining rural calm with effortless access to the capital. Direct trains to London Bridge and Victoria ensure a smooth commute, while proximity to the M25 and Gatwick Airport provides excellent regional and international links. It's a location that delivers countryside tranquillity without ever feeling remote.



Oxted, Surrey

WOLDINGHAM

Woldingham is one of Surrey's most exclusive villages, positioned on the North Downs and surrounded by open countryside. It offers a peaceful, semi-rural lifestyle with impressive homes, generous plots and an active, welcoming community. The area is renowned for its sense of privacy, natural beauty and refined character, making it ideal for those seeking countryside living within easy reach of London.

HIGHLIGHTS AND ATTRACTIONS

Life in Woldingham centres around its strong community spirit, with the Woldingham Village Club and village hall hosting regular gatherings and events. Leisure opportunities are plentiful, with both Woldingham Golf Club and North Downs Golf Club set in picturesque surroundings. Families are drawn to the area for its excellent educational choices, including the distinguished Woldingham School, along with nearby Hazelwood School and a wide selection of well-regarded state and independent schools in Caterham, Oxted and the surrounding towns. The village's setting provides immediate access to beautiful walking, cycling and riding routes across the North Downs, while nearby Caterham, Oxted and Westerham offer a broad range of shops, cafés, restaurants and everyday amenities.

COMMUNICATION LINKS

Woldingham enjoys excellent transport connections. Woldingham Station offers fast, direct services to both London Victoria and London Bridge, making the village particularly attractive to commuters. Road links are equally convenient, with the M25 at Junction 6 providing easy access to Gatwick and Heathrow airports and the wider motorway network. Local roads also connect smoothly to neighbouring towns, supported by regular bus and taxi services for day-to-day travel.



Woldingham Surrey

CATERHAM

Caterham is a vibrant and well-connected Surrey town offering an appealing balance of suburban comfort, green surroundings and excellent amenities. With its mix of period homes, family-friendly neighbourhoods and modern developments, Caterham attracts a wide range of buyers seeking convenient living close to London while still enjoying the beauty of the North Downs.

HIGHLIGHTS AND ATTRACTIONS

Caterham has a lively town atmosphere, centred around its selection of shops, cafés, restaurants and everyday services. Caterham-on-the-Hill and Caterham Valley each offer their own character, with independent boutiques, local businesses and a strong sense of community. The town is home to leisure facilities including the De Stafford Sports Centre, Caterham School sports complex and a choice of fitness and wellbeing centres.

Green space surrounds the area, with direct access to the North Downs for walking, cycling and outdoor pursuits. The renowned Caterham School, one of Surrey's leading independent schools, sits at the heart of the town, and the area is supported by a wide range of additional educational options, including St John's Primary, Hillcroft Primary and nearby Hazelwood School. Cultural highlights include the Miller Centre Theatre and the East Surrey Museum, contributing to Caterham's engaging and friendly atmosphere.

COMMUNICATION LINKS

Caterham benefits from excellent transport connections. Caterham Station provides direct rail services to London Bridge and London Victoria, offering a straightforward commute into the capital. Road access is equally strong, with the A22 connecting easily to the M25 at Junction 6 for travel to Gatwick, Heathrow and beyond. Local bus routes and well-connected roads ensure smooth travel throughout the surrounding towns and villages, making Caterham a practical and desirable base for both work and leisure.



Caterham Surrey