



## Tyntyla House

Lunghurst Road, Woldingham, CR3 7EJ

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*







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*Located along one of Woldingham's premier residential roads is this spacious five bedroom family house set on a plot of about 0.49 acres enjoying spectacular and far reaching views*

5 Bedrooms | Ensuite Bathroom | Family Bathroom | Shower-Room | Entrance Hall | Kitchen/Breakfast Room | Sitting Room | Dining Room | Conservatory | Games Room | Utility Room | Ground floor WC | Garden | Double Garage

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## Description

The property offers stunning views over North Downs farmland from the majority of the reception rooms and bedrooms. There is good natural light and ample space for a growing family having 4 reception rooms. The lower ground floor has its own access door and a modern shower-room which could be used for guests, as a home office, gym or games room. The front door has pretty stained glass and opens into the entrance hall which has a practical tiled floor and cloakroom with coat cupboard. With a rear aspect and lovely views, the modern kitchen is fitted with Karndean flooring and an extensive range of units including a recycling bin, pan and cutlery drawers. These are topped by Quartz work surfaces and integrated appliances include a dishwasher, warming drawer, oven, micro/oven and 5 ring gas hob with space for an American style fridge/freezer.

Doors lead to the utility room and conservatory which is double glazed with commanding views. The elegant sitting room is spacious with a double aspect and pretty French stone fireplace and hearth with gas fire. The dining room is ideal for formal meals and has a double aspect.

With stairs leading to a galleried landing, on the first floor are 5 well presented bedrooms with fitted carpets. This includes the master bedroom which has extensive fitted wardrobes, bed side units and dressing table. The ensuite bathroom is a good size with a corner bath and separate power shower cubicle with the basin and WC within a fitted storage unit with marble top. Completing the accommodation is a family bathroom with fitted basin storage unit and power shower cubicle. Other benefits include double glazed windows, a burglar alarm and mains drainage.

## Outside

Tucked away behind mature hedgerows, to the front is a sloping drive with several areas of lawn, path to the front door and driveway parking for multiple cars. The drive leads to a double garage which has an electrically operated door. With doors from the conservatory and sitting room is a raised deck with lovely views and on lower ground level is a patio enclosed by ornate stone balustrades. Wide, sweeping steps lead down to a level lawn which offers a high degree of seclusion edged with colourful shrubs. The garden is enclosed by mature evergreen hedgerows to each side with paths that lead down to two further areas of lawn and beyond which there is a sloping wooded area.

In all the plot extends to 0.49 acres (0.2 Ha).





### Location

Tyntyla House is located on a premier residential road known for its favourable views and also within walking distance of Woldingham Village which has a shop/post office, church, primary school, village hall, tennis club and recreation ground. Woldingham lies on top of the North Downs and is designated as an area of outstanding natural beauty. Woldingham Station has direct services to London Bridge (38 mins) and London Victoria (35 mins). There is easy access to the M25 (Junction 6) approximately 4½ miles away. Nearby are two golf courses, equestrian establishments and local schools include a village primary, Hazelwood Prep, Woldingham Girls and Caterham schools.

### Directions

From the A22 at the Wapses Lodge Roundabout, take the turning to Woldingham passing the garden centre and station turning sharply up the hill. Follow the road into the village turning left at the church into Croft Road. At the end of the road turn left into Lunghurst Road where the property is a short distance on your right hand side.











### Hamptons Caterham

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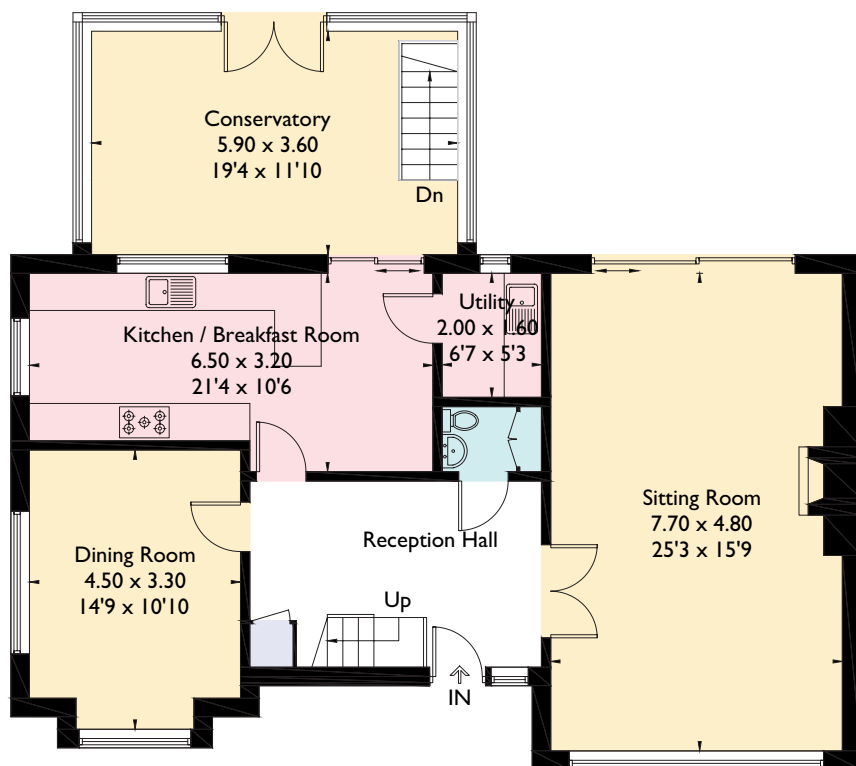
[www.hamptons.co.uk](http://www.hamptons.co.uk)

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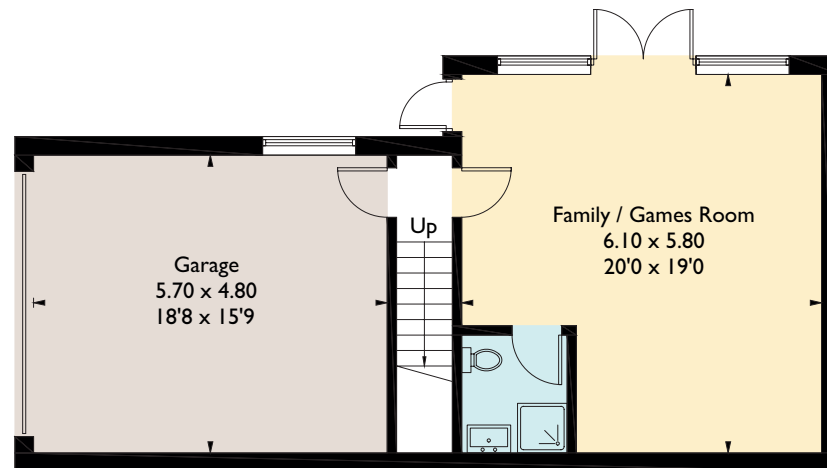
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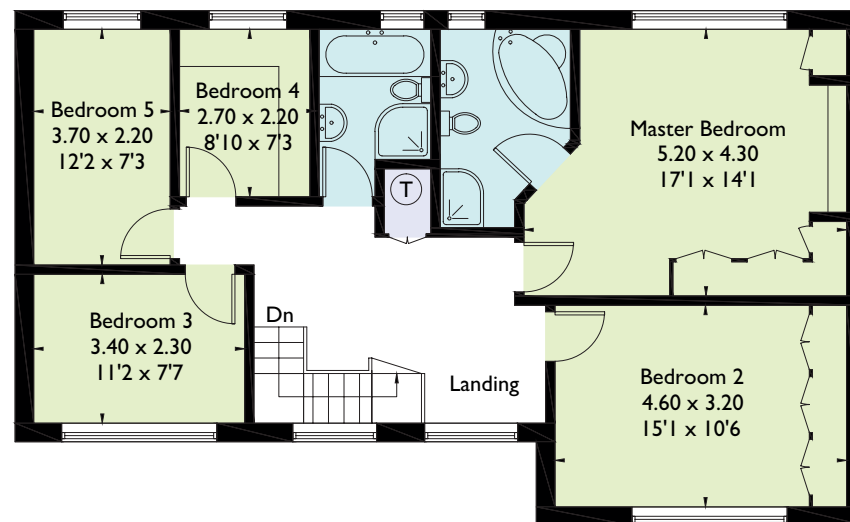
Approximate Gross Internal Area = 258.7 sq m / 2785 sq ft



Ground Floor



Lower Ground Floor



First Floor

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.