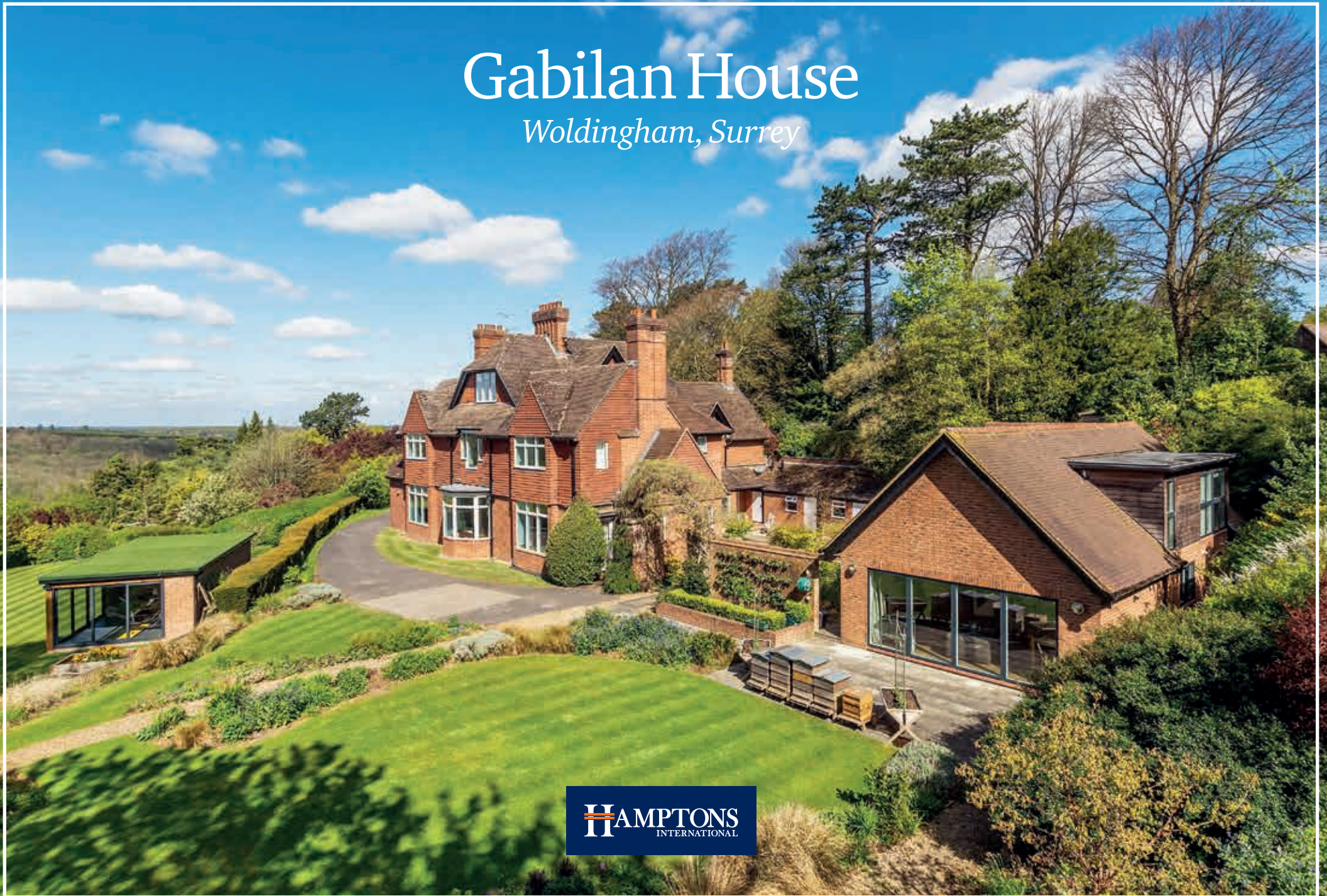


Gabilan House

Woldingham, Surrey



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Gabilan House Park View Road, Woldingham, Surrey CR3 7DN

In the heart of one of the most sought after villages in the area yet within the M25, a large Victorian country house with lovely far reaching views across rolling Surrey countryside

Mileages *(Distances are approximate)*

Woldingham Village – (0.6 miles); Woldingham Railway Station – (0.8 miles); London Bridge – 39 mins; London Victoria – 37 mins; M25 (J6) – (4.5 miles); Gatwick Airport – (19 miles); Central London – (19 miles)

Accommodation

Reception hall, drawing room, family room, dining room, kitchen/breakfast room, cloakroom, cellar, utility room, laundry room

Master bedroom with en-suite shower room and dressing area, five further bedrooms three with en-suite facilities, family bathroom, dressing room

Detached annexe – Bedroom, shower room, sitting room, kitchen, games room

Outside

South westerly facing garden, gym/studio, store rooms, Approximately 1.05 Acres (0.4 Ha)



Description

Designed and constructed in 1895, the house is a typical example of the Victorian style of architecture and has accommodation arranged primarily over three floors extending to just under 5,000 square feet together with a superb detached Annexe and a separate gym/studio, which combined extends to approximately 1,886 square feet. The house has been refurbished in a contemporary style combining period detailing such as high ceilings and period fireplaces with light oak flooring (with under floor heating to the ground floor and bathrooms), a white gloss kitchen and modern bath/shower rooms, whilst in order to maximise the views, the large windows have been replaced with Nordic triple glazing.

The Annexe, built by the current owners to replace the former Coach House, is detached from the main house across the courtyard and has accommodation arranged over two floors including an open plan kitchen/receptions room plus a further bedroom/games room with a double bedroom and wet room on the first floor.

Gardens and Grounds

Taking full advantage of the rear south westerly aspect, the house stands amid approximately 1.05 acres (0.4 Ha) of landscaped gardens, with areas of level lawn, terracing, a pretty Mediterranean style courtyard, herbaceous borders and raised vegetable beds. To the front the house is approached via a sweeping driveway leading to a parking and turning area. Hidden from the house, on the lower lawn, stands a gym/studio with integrated sound system, bi-folding doors, views across the valley and a large storeroom behind.



Situation

The property is located in one of Woldingham's most prestigious private roads within walking distance of the village shop/post office and primary school. Woldingham lies on the top of the North Downs and is designated as an Area of Outstanding Natural Beauty. Woldingham railway station has direct services to London Bridge (36 mins) and London Victoria (35 mins). The M25 (J6) is about 4.5 miles away and there are two local golf courses, riding stables, and a tennis and cricket club. Local schools include a highly regarded village primary, Hazelwood, Woldingham and Caterham School.

Services

Mains Gas, Electricity and Water, Private drainage.

Tenure

Freehold.

Local Authority

Tandridge District Council.





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Approximate gross internal area. Main house = 4,890 sq ft / 454.3 sq m, Cellar = 243 sq ft / 22.6 sq m, Annexe = 1,200 sq ft / 111.5 sq m, Gym = 686 sq ft / 63.7 sq m.



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.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: 7th Floor, UK House, 180 Oxford Street, London W1D 1NN

Hamptons International – Caterham
Prime and Country House Department

29 Station Avenue
Caterham
Surrey
CR3 6LB

01883 345255
caterham@hamptons-int.com

hamptons.co.uk

