



Lunghurst Road, Woldingham, Surrey, CR3 7EG.

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Woldingham station 1 mile, Caterham 3.5 miles, London 17 miles, Gatwick 16 miles, Heathrow 37 miles.

LOCATION

Set high on the North Downs, Woldingham is surrounded by open Green Belt countryside and Woldingham railway station runs services to Croydon and London (about 35 minutes). Junction 6 of the M25 at Godstone is about 3 miles distant and provides easy access to Gatwick and Heathrow airports and the Channel ports. Oxted and Caterham town centres are each about 2.5 miles distant and offer a wide range of shops, choice of excellent schools both state and private, and many recreational facilities. Local amenities within Woldingham include golf at the two nearby clubs, North Downs and Dukes Dene, tennis, cricket and amateur dramatic society.

DESCRIPTION

Situated in a quiet location and approached through electric gates, this stunning detached Berkeley Homes residence was built to the specification of the current owners 18 years ago. The property boasts five reception rooms, a spacious open plan kitchen/dining/family area and five bedrooms, all with ensembles. Set in the middle of a one acre plot, the carefully landscaped gardens offer a swimming pool with sun terrace, fabulous self contained summer house complete with kitchen and shower room and off road parking for numerous vehicles to the front.

On entering the house you are immediately struck by how bright and airy the accommodation is. You are greeted by a grand entrance hall with an impressive imperial staircase leading to the first floor galleried landing. A glazed door and windows to the front add to feeling of space and light. To the side there is a coats cupboard, access to the triple garage and a cloakroom with w.c. and wash hand basin. The study is furnished with bespoke oak cupboards and desk and a large window to the front. The spacious sitting room has two double doors opening to the rear garden and a feature fireplace with a coal effect gas fire. The sitting room leads through to the conservatory which comes complete with tiled floor, central heating and double doors to the rear garden. The dining room again looks to the rear of the house with double doors to the rear garden and an internal door accessing the kitchen. The TV room has a bespoke oak TV unit and shelving, a window to the front and a double door to the side. The heart of this home sits comfortably in the fabulous open plan kitchen/dining/family area. The kitchen was replaced 5 years ago and comprises a range of wall, base and larder units with lighting. The sink is located under a window overlooking the rear garden. An American style AEG fridge/freezer is plumbed in, along with integrated Neff dishwasher, microwave, double oven, wine cooler and hob with extractor over. The kitchen flows to the dining area with double doors providing side access, through to the family area with windows and doors located to give a great outlook onto the large patio, garden and pool. The ground floor accommodation is completed with the utility room offering a range of wall and base units, sink with drainer, space for washing machine and tumble dryer, door to the side, and cloakroom with w.c. and wash hand basin.

Upstairs is a large light gallery landing with a wide window overlooking the front garden with views across nearby fields. The dual aspect master bedroom is spacious, boasts a dressing room fully fitted

with wardrobes and drawers. The grand ensuite is tiled throughout and includes his and her vanity basins, shower cubicle, bath, and w.c.. Bedroom two is another good size with fitted wardrobes and two windows with views to the front. The ensuite has a vanity sink, bath, shower cubicle and w.c.. The third bedroom enjoys views over the rear garden and pool, and has two fitted wardrobes along with an ensuite. Again there is a separate bath and shower cubicle, w.c. and vanity sink. There are two further double bedrooms, both with fitted wardrobes and ensuite shower rooms.

OUTSIDE

The mature gardens of this one acre plot have been beautifully landscaped and include a lawned area to the front with a large pond. There is off road parking in front of the triple garage with parking for numerous cars. Gated access at both sides leads to the west facing rear garden. This is mainly laid to lawn and is surrounded by mature hedging, attractively planted borders and has a small pond. The swimming pool has been carefully placed to capture the best of the sun and is surrounded by an attractive sun terrace. The summer house adds an extra special feature to the garden and comes complete with a fully fitted kitchen including integrated dishwasher, oven, wine cooler and fridge. There is a shower room to the rear with shower cubicle, wash hand basin and w.c.. A large living area with bi-folding doors overlooks the pool and provides space for both a seating area and dining area.

KEY PROPERTY FACTS

- Beautiful detached residence
- Five bedrooms all with ensembles
- Stunning summer house
- Swimming pool with sun terrace
- Five reception rooms
- Large open plan kitchen/dining/family room
- 5538 Sq ft inc outbuildings
- EPC D
- Council tax band H
- Max Broadband speed 76 Mbps

THE BEST BITS...

This house is fully loaded with technology. The sound system can be individually controlled in each room and can even play on the outdoor speakers. It will also work in conjunction with wireless systems such

Reigate Branch

1-3 High Street, Reigate, Surrey, RH2 9AA
01737 246246

Lingfield Branch

27 High Street, Lingfield, Surrey, RH7 6AA
01342 837783

Oxted Branch

72 Station Road East, Oxted, Surrey, RH8 0PG
01883 717272



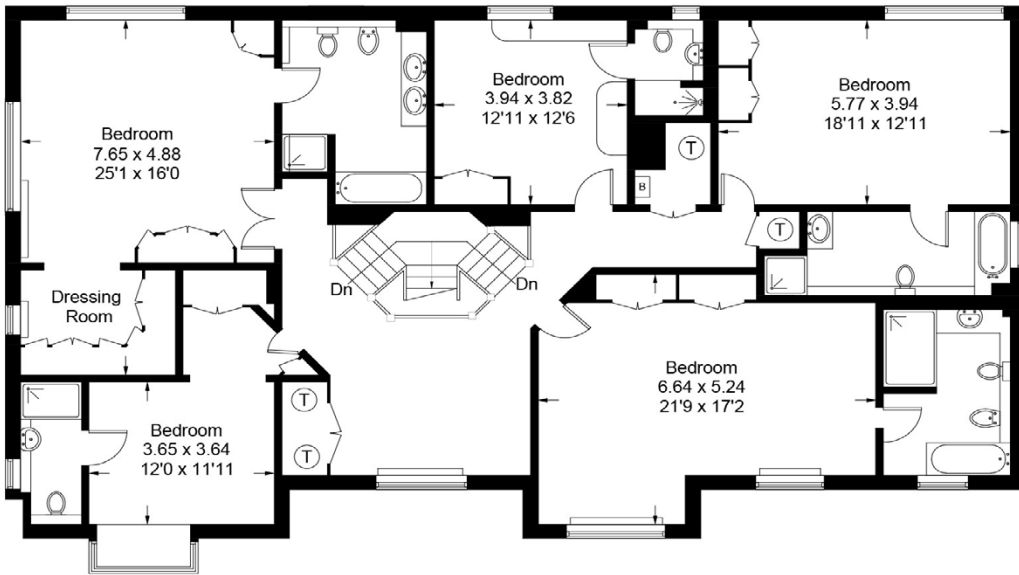




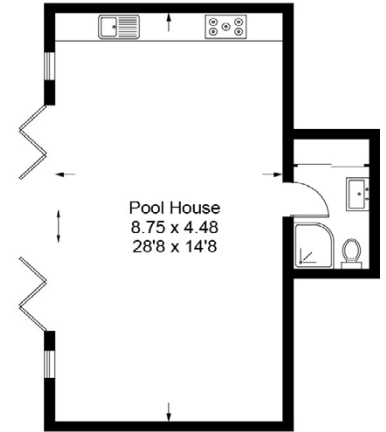
Approximate Gross Internal Area = 470.4 sq m / 5063 sq ft
(Including Garage)

Outbuilding = 44.1 sq m / 475 sq ft

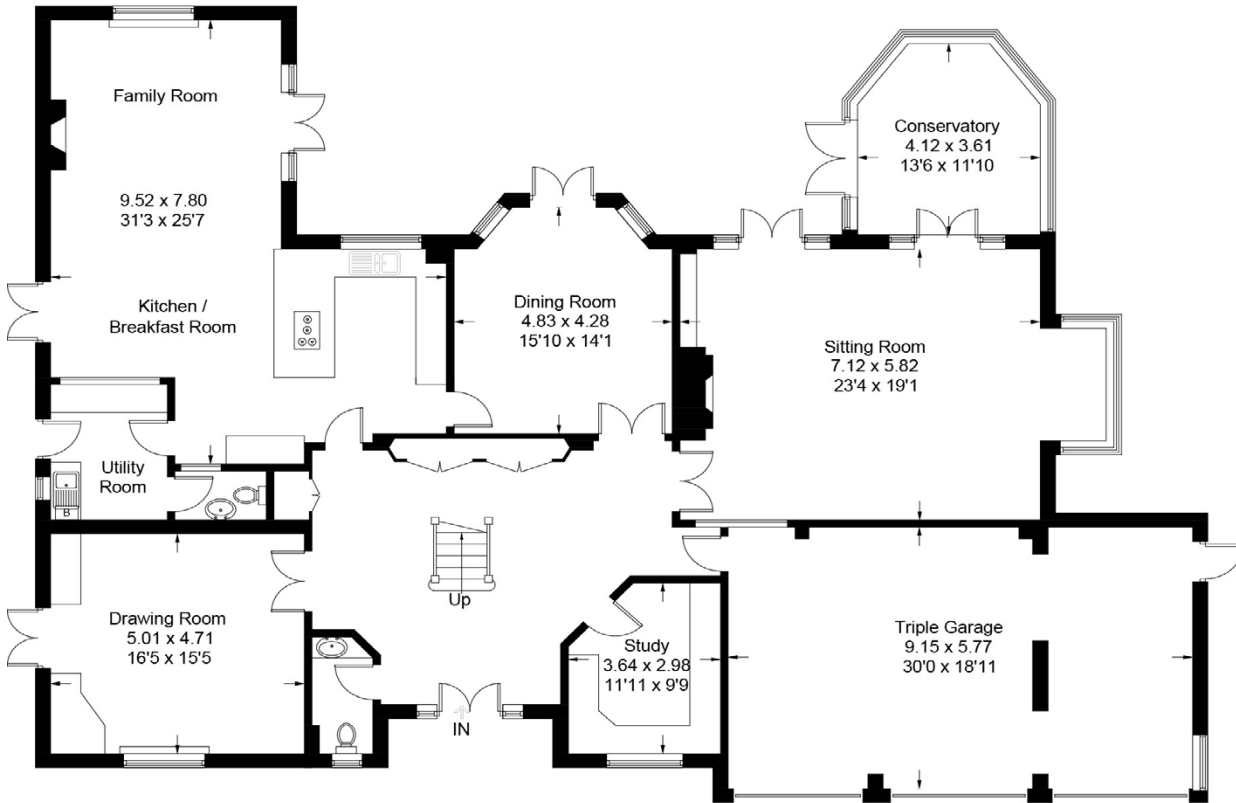
Total = 514.5 sq m / 5538 sq ft



First Floor



Outbuilding
(Not Shown In Actual
Location / Orientation)



Ground Floor



DISCLAIMER

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.