

# KINGSHAW

UPPER COURT ROAD • WOLDINGHAM



 Knight  
Frank



# KINGSHAW

UPPER COURT ROAD • WOLDINGHAM

*A spacious Arts and Crafts family house of over 4500 sq.ft. in a prestigious private road*

## Ground floor

Entrance hall • Drawing room • Dining room • Family room • Kitchen/breakfast room • Utility room • Shower room • Cloakroom

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## First floor

Master bedroom with en-suite bathroom • 4 further bedrooms • Family bathroom • Further w.c. • Vaulted billiards room

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## Second floor

Bedroom with en-suite bathroom

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## Externally

Sweeping driveway with parking for several cars • Detached garage • Swimming pool  
Delightful established gardens and grounds benefitting from some superb views

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## In all about 1.82 acres

Woldingham station 1.2 miles • Oxted 4.1 miles • M25 Junction 6 4.4 miles  
Gatwick Airport 13.9 miles • London 18.9 miles  
(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the text.

## Situation

The property is situated along a prestigious private road in the centre of the sought-after village of Woldingham nestling on the North Downs. Woldingham station with its mainline links to London is 1.2 miles and the property is well served by amenities at either Caterham or Oxted. Oxted is 4.1 miles. There are numerous excellent schools in the vicinity including Woldingham Girls School, Caterham School, Woodlea Junior School and Oxted School.

There are a variety local leisure amenities in the locality including sports and recreational clubs, tennis and golf at North Downs and The Woldingham. The house is well-placed for the M25 at Junction 6 4.4 miles away. Gatwick Airport is 13.9 miles and London 18.9 miles. Whether commuting by train, plane or car this property offers excellent links.

## Kingshaw

Kingshaw is a striking family home designed by late Victorian architect Thomas Raffles Davison. Built in 1889 with distinct influences from the Arts and Crafts movement and then later additions, the house has light, spacious and versatile accommodation of over 4500 sq. ft. The entrance hall is well-proportioned with a corner bookcase and leads to two inner halls. The double aspect dining room with herringbone parquet floor is an impressive room with superb Arts and Crafts fireplace with





Bressumer beam. The triple aspect drawing room is to the rear of the house and has a feature open fireplace and French doors to the gardens. There is a family room with unusual arched window. There is a well-appointed kitchen with a comprehensive range of wall and base units by Bulthaup. A utility room, shower room and further cloakroom completes the ground floor. The first floor has 4 double bedrooms including a spacious master bedroom with bay window and en-suite bathroom. There is a further bedroom with superb views that is currently used as a study. There is also

a family bathroom and a further w.c. On the second floor is a further double bedroom with far reaching views and an en-suite bathroom. Accessed via its own staircase is a superb vaulted billiards room that has a wealth of Arts and Crafts features including the fireplace, timbers and original decorative frieze.

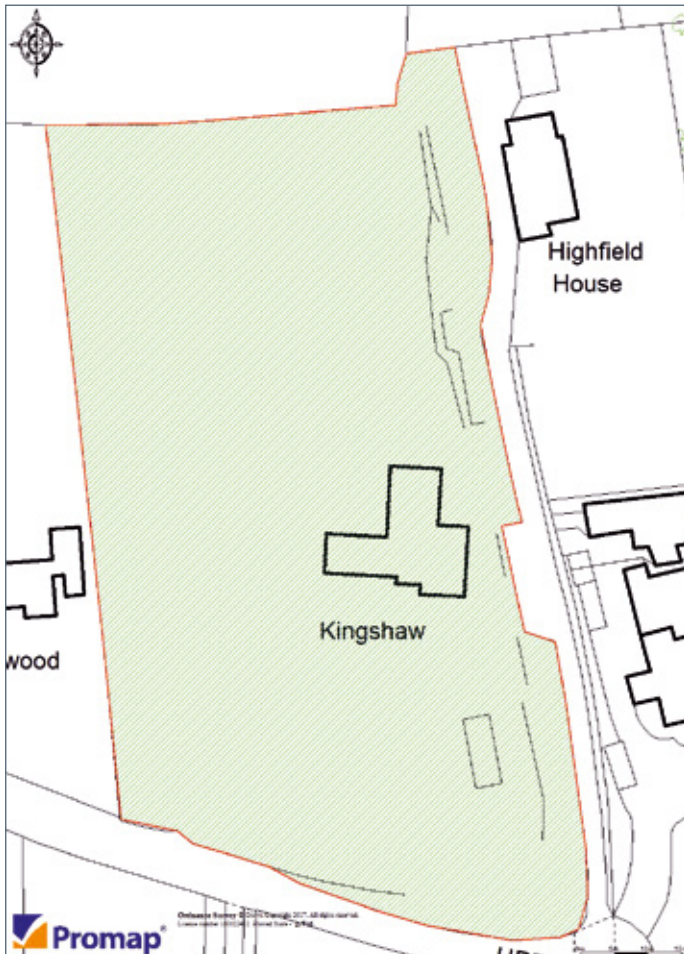
### **Gardens and Land**

The property is approached from Upper Court Road via a sweeping tarmac drive passing a formal front lawn. This culminates at a parking and turning area, beyond which is a detached garage.

The rear gardens are a delightful feature of the property. Immediately to the rear of the house is a large terrace providing an excellent area for alfresco dining. The gardens are divided into formal and informal areas with lawns, mature trees and some superb rhododendrons. There is an elevated area bordered by mature hedging enclosing the kidney shaped swimming pool. There are some superb far reaching views. There is a delightful traditional greenhouse.

### Services

Central Heating	✓	Gas fired
Drainage	✓	Private
Water	✓	Mains
Electricity	✓	Mains



## Fixtures and Fittings

Items known as vendors fixtures and fittings are specifically excluded from the sale however certain items may be available by separate negotiation. The surfaces, equipment, fixtures and fittings have not been tested and can not be verified as in working order or fit for their purpose.

## Local Authority

Tandridge District Council  
01883 722000

## Directions

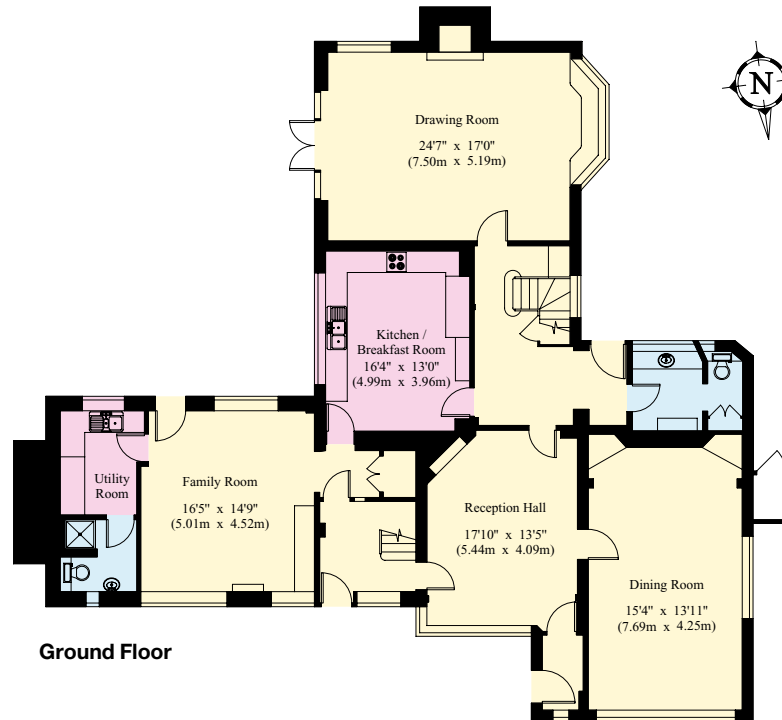
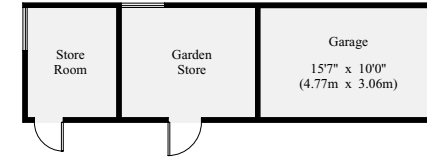
From Woldingham station, follow Station Road up into the Village centre, continue along past St. Pauls Church and The Crescent of shops on your left, just opposite the village green, which is on the right. Take the second road on your left into Upper Court Road and Kingshaw will be found on the left.

### Approximate Gross Internal Floor Area

House: 426.1 sq.m (4586 sq.ft.)

Garage: 34.3 sq.m (369 sq.ft.)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor



First Floor

Second Floor



**01732 744477**  
113-117 High Street, Sevenoaks,  
Kent. TN13 1UP  
sevenoaks@knightfrank.com  
KnightFrank.co.uk

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	33	57

