

FORTALEZA

LUNGHURST ROAD • WOLDINGHAM







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An impressive and substantial new house proposed in excess of 6000 sq ft including the planned garaging on a superb elevated plot with delightful views

Designed by The Tomei and Mackley Partnership LLP

Ground Floor

Entrance hall • Drawing room • Sitting room • Dining room • Kitchen/Breakfast room

First Floor

Master bedroom with en-suite bathroom with dressing area

Guest bedroom with en-suite bathroom with dressing area

3 further bedroom suites • Study/bedroom 6

Orangery/gym

Proposed 46 sqm triple garage to be dealt with via permitted development

Externally

Impressive driveway with parking for several cars

Delightful established gardens and grounds benefitting from some superb views

In all about 1.7 acres

Woldingham station 1.4 miles • M25 Junction 6 4.3 miles • Oxted 5.1 miles

Gatwick Airport 15.7 miles • London 17.9 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.

Woldingham

The village of Woldingham is a highly sought-after village located on the North Downs in Surrey with just over 2000 inhabitants.

Woldingham is home to one of the smallest churches in the country – St. Agatha’s (it only seats 40 but it served as Parish Church of Woldingham until 1934 and is still in regular use). First mentioned in 1270, St. Agatha’s is the county’s smallest church with dimensions of 30 ft 3 in by 20 ft 2 in (9.2 by 6.1 m), and at 797 ft (243 m) above sea level is the third highest old parish church in Surrey (Wikipedia).

Woldingham Civil Parish operate a village website with events, meetings and information about the facilities offered by the third-tier local council. Its location in Tandridge District is shown above. Woldingham has a small parade of shops (known as “The Crescent”) in the centre of the village next to St Paul’s Church, constructed in 1933.

Situation

The property is situated in along a prestigious road in the sought-after village of Woldingham nestling on the North Downs. Woldingham station with its mainline links to London is 1.4 miles and the property is well served by amenities at either Caterham or

Oxted. Oxted is 5.1 miles. There are numerous excellent schools in the vicinity including Woldingham Girls School, Caterham School, Woodlea Junior School, Oxted School and Hazelwood. There are numerous local leisure amenities in the locality including sports and recreational clubs, Woldingham has a large recreation ground with tennis courts, Woldingham Golf Club and North Downs Golf Club.

The house is well-placed for the M25 at Junction 6 4.3 miles away. Gatwick Airport is 15.7 miles and London 17.9 miles. Whether commuting by train, plane or car this property offers excellent links.



Woldingham Village Green



Woldingham Church



Woldingham Shops



Existing Property

Existing Property

The property is an impressive family home designed by renowned architect, Professor Derek Lovejoy, in the 1960s. The house is well-positioned within its plot and has a commanding position benefitting from some superb views. The house has strong influences from 'New England' fused with an Italianate landscape including a sweeping stone staircase to the front door. Key features include the use of marble in the bathrooms, the superb wood panelling in the principal reception area and the study and also the number of French doors opening to the garden making the property connect superbly with its surroundings.

The property offers highly versatile space and could be easily adapted to provide for multi-generational living. The principal section of the property is centred around the large open plan drawing/dining room and kitchen/breakfast room.

This connects superbly with the large rear terrace providing an excellent area for alfresco dining. Off the hall are three bedrooms including a master suite with French doors to the garden, a guest bedroom suite and a family bathroom. The third bedroom connects with the second half of the house which has a large sitting room, two bedrooms and stairs down to a bathroom and large store. This side of the house has separate access.

Proposed Property

The accommodation is spacious and versatile and planning is live as the vendors have made a start. The property offers an exciting opportunity as the vendors will agree a detailed specification with the purchaser. Further details on the design can be provided upon request by The Tomei and Mackley Partnership LLP.

Gardens and Grounds

The property is approached from Lunghurst Road via electric gates and an impressive driveway culminating at a parking and turning area and the substantial integral garage. A superb sweeping stone staircase rises to the front door.

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 shrubs. There are some superb far reaching views. There is the added benefit of a detached building that could provide a studio/games room or gym.

A buyer may wish to re-landscape the gardens in accordance with the new house.

Services

Central Heating	✓	Gas Fired
Drainage	✓	Mains
Water	✓	Mains
Electricity	✓	Mains

Fixtures and Fittings for Existing House

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 cannot be verified as in working order or fit for their purpose.

Architect's Details

The Tomei and Mackley Partnership LLP
Ivy Mill House
Ivy Mill Lane
Godstone
Surrey
RH9 8NR

Local Authority

Tandridge District Council 01883 722000



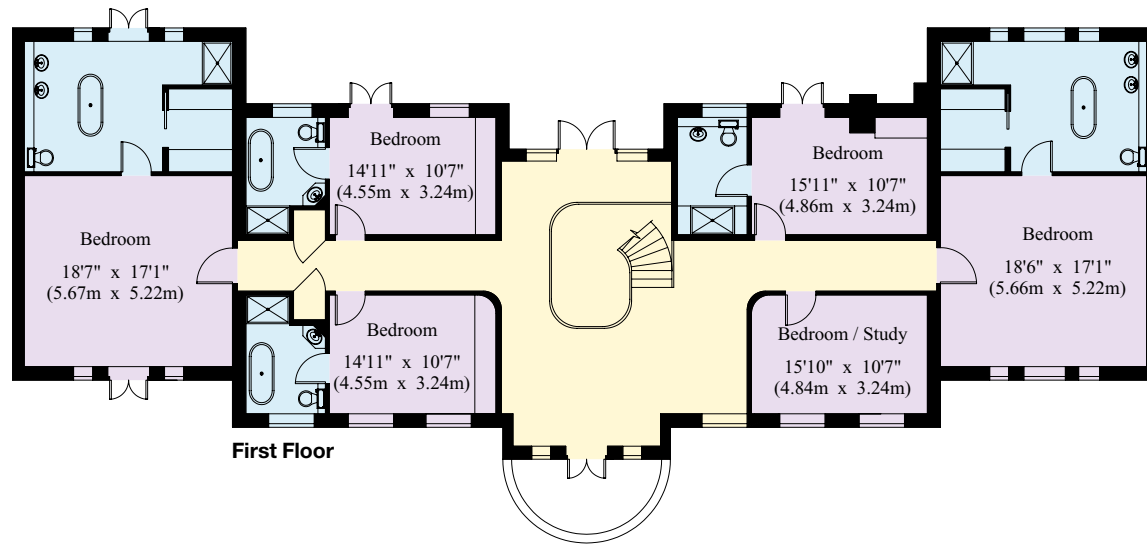
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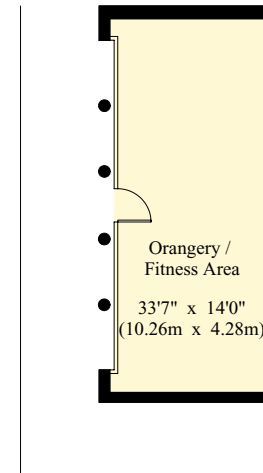
Existing Property

Directions

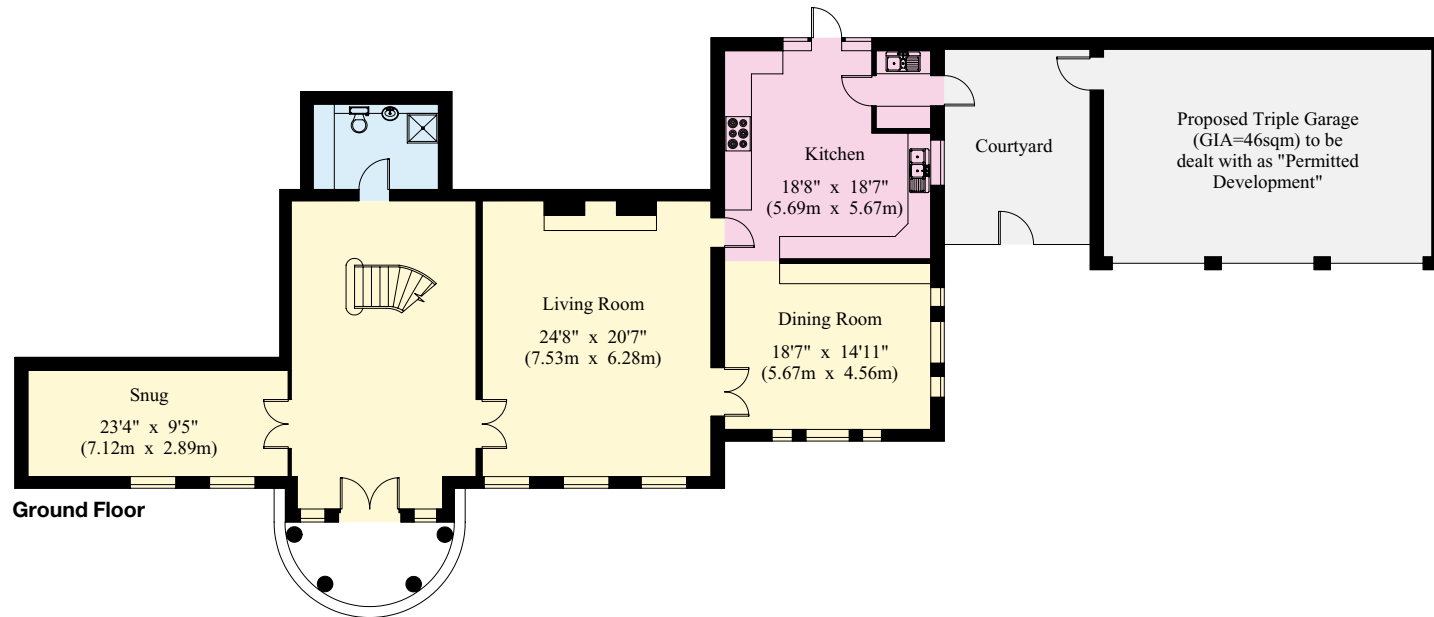
From Wapses Lodge roundabout on the on the A22 take the exit marked Woldingham. Travel along the Woldingham Road past Woldingham School, where the road bends sharply to the right. Take the road in front of you Halliloo Valley Road travel along approximately 1 mile and take the first made up road on your right hand side - Lunghurst Road. Fortaleza will be found a short distance along on the right hand side.



First Floor



Orangery /
Fitness Area
33'7" x 14'0"
(10.26m x 4.28m)



Ground Floor

Approximate Gross Internal Floor Area

House: 435.7sq.m (4689sq.ft.)

Orangery: 41.9 sq.m (451 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



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