

# FORTALEZA

LUNGHURST ROAD • WOLDINGHAM











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*A striking and versatile family house designed by Professor Derek Lovejoy  
on a superb elevated plot with delightful views*

## Principal portion

Entrance hall • Open plan drawing/dining/kitchen/breakfast room • Study  
Master bedroom suite • Further bedroom suite • Further bedroom • Family bathroom

## Guest portion

Sitting room with potential kitchen area • 2 bedrooms • Bathroom • Utility room/wine store

Substantial integral garage

## Externally

Impressive driveway with parking for several cars • Detached games room/studio/gym with attached garden store  
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.



## Situation

The property is situated in 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 and Oxted School. There are numerous 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 4.3 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.

## Fortaleza

The property is an impressive family home designed by renowned architect, Professor Derek Lovejoy, in the 1960's. The house is well-placed in 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 a 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.

### **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.

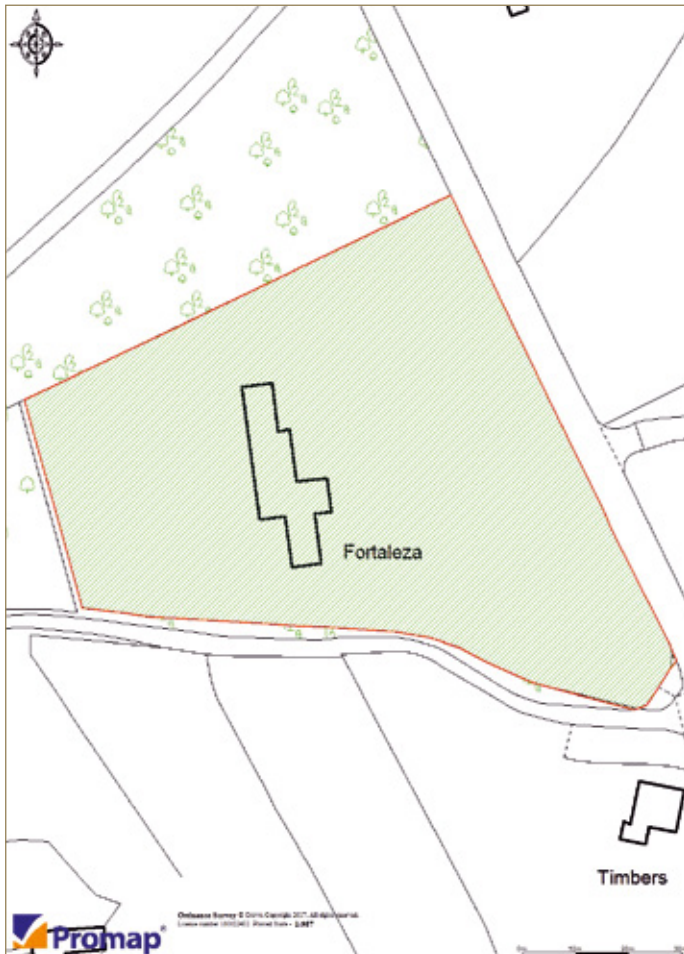
The rear gardens are a delightful feature of the property. Immediately to the rear of the house is a large terrace providing an excellent area for alfresco dining. The gardens are divided into formal and informal areas with lawns, mature trees and shrubs. There are some superb far reaching views. There is the added benefit of a detached building that could provide a studio/games room or gym.



### Agent's Note

The vendors have obtained planning permission which is extant for the erection of a replacement dwelling and further information can be provided upon request.

There is also planning permission under permitted development rights to extend the existing property to both the front and rear.





## Services

Central Heating	✓	Gas fired
Drainage	✓	Mains
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

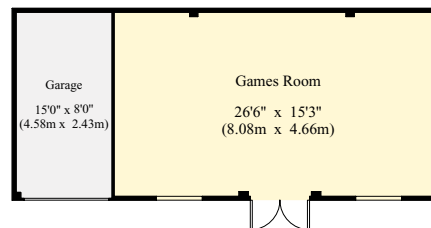
Tandridge District Council  
01883 722000

## Directions

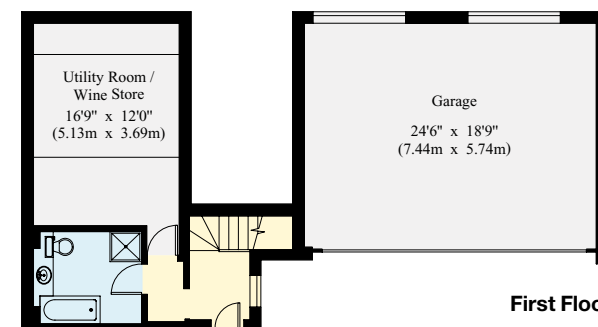
From Wapses Lodge Roundabout on the A22 take the exit marked Woldingham. Travel along the Woldingham Road past Woldingham School, where the road bends sharply to the right. Take the road in front of you Halliloo Valley Road and travel along approximately 1 mile and take the first made up road on your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

Approximate Gross Internal Floor Area  
318.9 sq.m (3432 sq.ft.) (Including Garage)

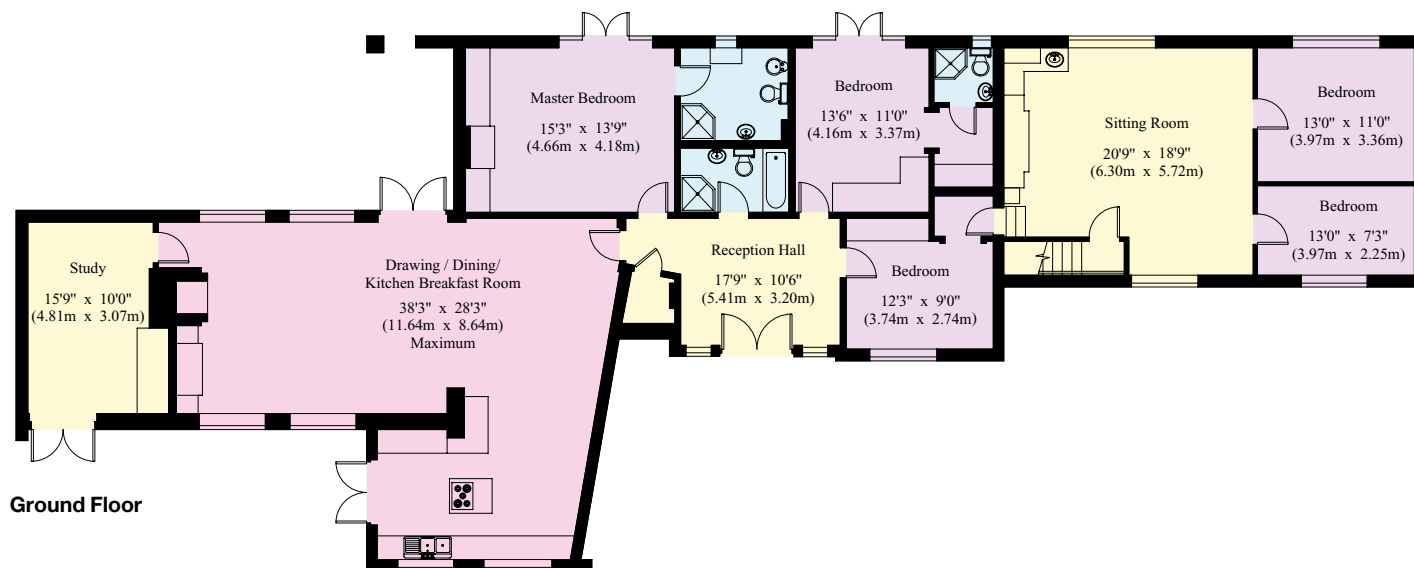
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Gross Internal Area : 49.3 sq.m (530 sq.ft.)



First Floor



Ground Floor



01732 744477

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	43	61



