



The Larches  
Lunghurst Road | Woldingham











# Step inside

## The Larches

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Substantial Berkeley Homes built family residence standing within landscaped grounds of three quarters of an acre including a swimming pool and self-contained pool house.

Constructed to the owner's exacting specification and built to NHBC standards in 1998, today The Larches offers over 5,000 sq.ft. of principle living accommodation arranged off a grand central reception hall giving way to an imposing central staircase. The plot is level and from the first floor there are views toward open countryside. The house offers generous ceiling heights and underfloor heating together with a wired speaker system inside and out.

The accommodation has been planned to take full advantage of the East-West orientation with four sets of doors opening onto the sun terrace. Double doors from the family section of the open plan kitchen afford a delightful aspect across to the heated pool and pool house beyond.

The kitchen was comprehensively refitted five years ago with a range of crème cabinets which contrast beautifully with the Amtico oak flooring. Granite working surfaces and a range of Neff appliances, together with a wine fridge and AEG American style fridge freezer, complete the picture.

To the first floor the galleried landing is light and imposing looking onto the private garden to the front. It is worth noting that all five bedrooms have en-suite facilities with the three principle double rooms being equipped with both baths and showers.

### Outside

The impressive gated frontage provides secure parking for several vehicles in addition to the triple garage. The grounds are level and fully landscaped and have become well established. The large terrace immediately to the rear of the property is an excellent space for entertaining whilst the level lawn provides a secluded area in which to relax.

A well-equipped pool building (28'8 x 14'8) serves as a summer house and adds a significant dimension to this property. A fully equipped kitchen at one end allows for maximum use of the large floor area for games and entertaining whilst the wc/shower serve the swimming pool.

Set amidst the beauty of the Surrey countryside, high up on the North Downs. The Larches is within a level walk of the Village centre.

The village of Woldingham continues to be extremely popular offering a tranquil country setting, away from the bustle of the city yet within easy commuting distance. Noted for the popular Woodlea Junior School and highly rated Woldingham Girls School the village has an active community at its heart. The village hall hosts many social activities and the parish council are actively involved with the daily life of this North Down idyll. The village centre, a short walk from the house, offers a convenience store and post office serving most daily needs, together with a saddlery and repairs and servicing garage. Local amenities include golf at North Downs and The Woldingham golf clubs, tennis, cricket, amateur dramatics and other societies/groups, together with horse riding facilities. There is easy access to surrounding Green Belt countryside with its network of footpaths and bridleways.

Woldingham Station offers a frequent service direct to London Victoria (approximately 35 minutes) and, changing at East Croydon, to other London stations including London Bridge, Blackfriars, City Thameslink, Farringdon and St. Pancras International and via Clapham Junction to other locations. The M25 London orbital motorway (Junction 6 is only 4 miles distance). The local towns of Oxted and Caterham are a ten minute drive.

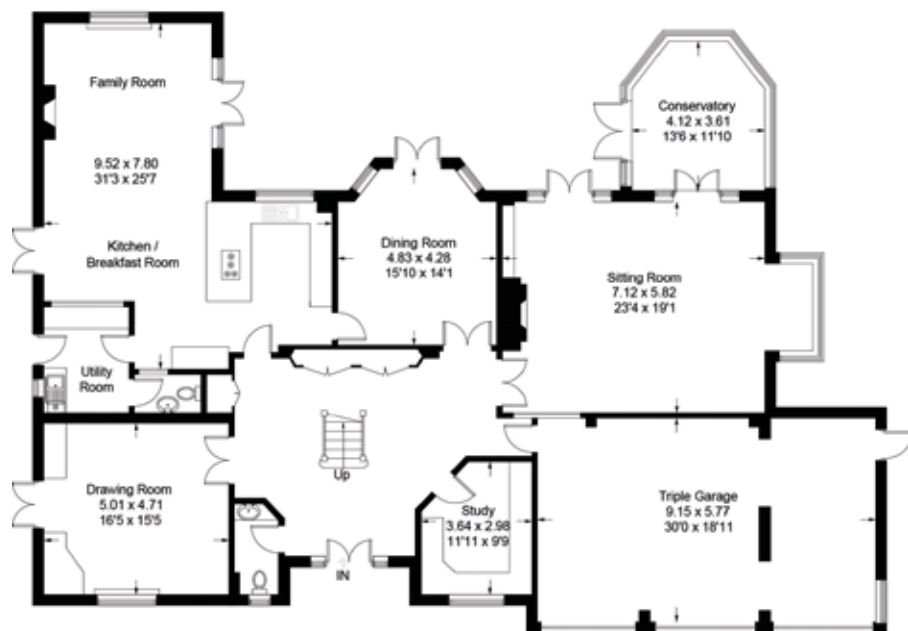
Directions: From Woldingham Station follow Station Road up into the village centre, continue along turning left just before St Paul's Church into Croft Road. Lughurst Road is a left hand turning at the end of Croft Road and The Larches is to be found 100m along on the left hand side.







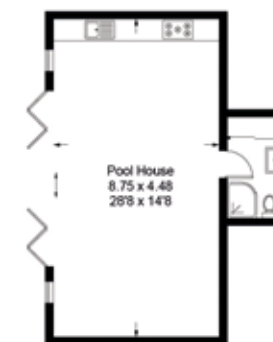




**Ground Floor**



**First Floor**



**Outbuilding**  
(Not Shown In Actual  
Location / Orientation)

Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales, Company Reg: Park & Bailey (Woldingham) Ltd 7585314. Printed

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