



Lunghurst Road, Woldingham, Caterham, CR3

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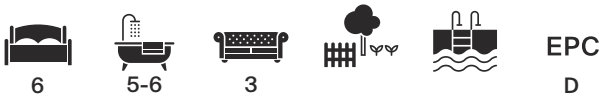




## Lunghurst Road, Woldingham, Caterham

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A recently updated family home set in a semi-rural setting and in over two acres of lovely gardens.



**Tenure:** Freehold

**Local authority:** Tandridge District Council

**Council tax band:** H









## The Property

Located in a private setting at the end of a long driveway in one of the most sought after roads in Woldingham this beautiful family home has been recently updated by the current owners and provides an excellent balance of living and entertaining space alongside a flexible selection of bedrooms. The house is a connected house (the eastern wing is partially connected to Dukes House behind) but very much appears a grand detached country house.

An electric gate leads into the grounds and the drive makes its way past the swimming pool, office annex and gym, and leads round to a separate three-bay garage with electric doors and ample parking for cars outside the house.

The house's formal entrance sits in the middle of the property and acts as a central hub giving access to a large light and bright kitchen/breakfast/dining room with underfloor heating, kitchen island and accompanying utility room (with excellent storage and space for washing machine and dryer). An outside door gives access to the car parking area. On the eastern side of the house a newly updated drawing room (with wooden flooring throughout) with fitted bar area and TV snug leads through to large formal living room (benefiting from a bespoke wall unit for entertainment and library use) with french doors outside to the front terrace. A central wood burning fireplace links the two rooms.

A staircase from the entrance hallway leads down to a recently updated wine cellar with seating area and additional storage, originally a WWII bomb shelter.







## First Floor

On the first floor the principal suite sits alongside a well sized dressing room and en suite bathroom with separate shower. A pair of large double bedrooms, both with their own en suite facilities then sit alongside a family bathroom. The staircase continues to the second floor where three additional bedrooms (one currently in use as a second study) come with a final shower room.









## Outside

The gardens cover over 2 acres and are mainly set to lawn with a number of large trees accompanying a range of mature hedges, borders and plantings. A swimming pool (with stone paving surround) sits alongside the office/annex complex which includes a separate office (with kitchen and WC), gym, pool room alongside a roof terrace overlooking the swimming pool.

The estate also includes a disused tennis court which would require refurbishment.





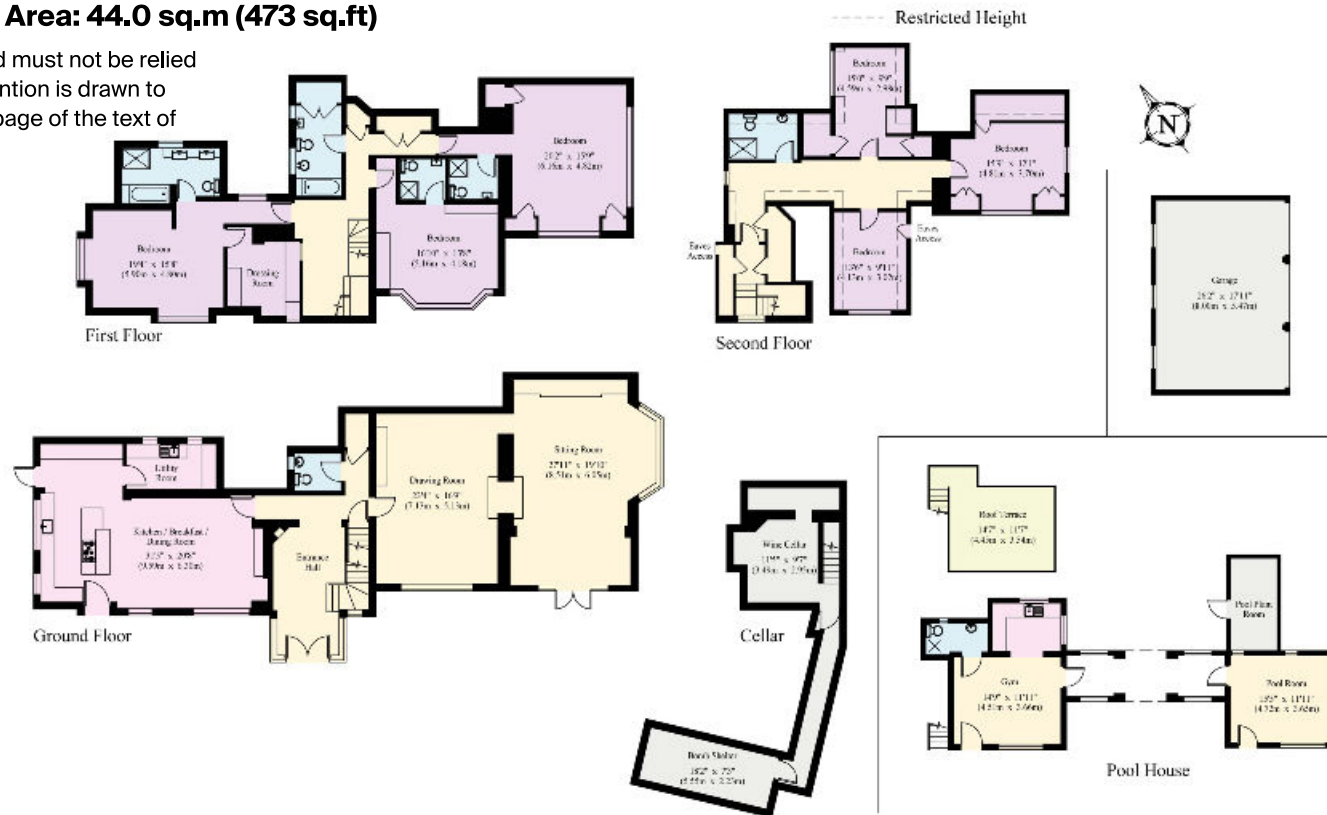
## Approximate Gross Internal Floor Area

**House - Gross Internal Area: 468.2 sq.m (5039 sq.ft)**

**Pool House - Gross Internal Area: 70.2 sq.m (755 sq.ft)**

**Garage - Gross Internal Area: 44.0 sq.m (473 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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Particulars dated September 2024. Photographs and videos dated August 2024.  
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