



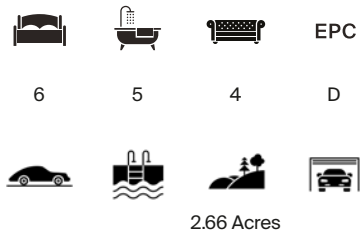
SUMMERHAYES

Lunghurst Road, Woldingham



AN EXQUISITE COUNTRY HOME BEAUTIFULLY FINISHED TO A HIGH STANDARD SET IN GLORIOUS GARDENS OF 2.66 ACRES

With far reaching countryside views located on a highly desirable road within Woldingham village



Local Authority – Tandridge District Council
Council Tax Band – H
Tenure – Freehold



LOCATION

Set atop the North Downs and within an Area of Outstanding Beauty this charming, affluent village is just 17 miles from central London and has become one of the most sought after villages in North Surrey. With excellent road and swift rail connections to London, Woldingham station is an easy walk, at just 1 mile away and offers regular services to London Bridge and London Victoria (38 and 35 minutes respectively) with Junction 6 of the M25 is only 4 miles away.

Woldingham village offers a convenience store, post office, garden centre and garage as well as an amateur dramatics club, Woldingham Village Club and other societies / groups, making it a delightful Surrey village. For more comprehensive shopping facilities the town centres of Caterham and Oxted are only a short drive away. The North Downs offers a vast area of peaceful, open countryside perfect for walking and cycling. Sporting facilities are abundant and include golf at both the North Downs and Woldingham Golf Clubs, tennis and cricket clubs, as well as horse riding over the surrounding country side. Finally, there are a number of schools in the area that cater for all ages including a primary school in the village, Woldingham School for Girls, Hazlewood School in Oxted, Croydon High, Whitgift and Caterham School.









THE PROPERTY

Offered with no onward chain, this stunning Art Deco residence is set in an elevated position enjoying outstanding panoramic views and offers over 6,000 sq ft of beautifully presented accommodation arranged over four floors. Meticulously finished to a high standard, the property features Crittall windows and doors throughout, blending character with contemporary style.

The welcoming entrance hall leads into a bright and elegant sitting room, complete with wood-burning stove and picturesque views across the gardens and surrounding countryside, along with direct access to the terrace and grounds. Adjacent is the formal dining room, featuring a Chesney fireplace and French doors opening into a garden room, perfect for entertaining.

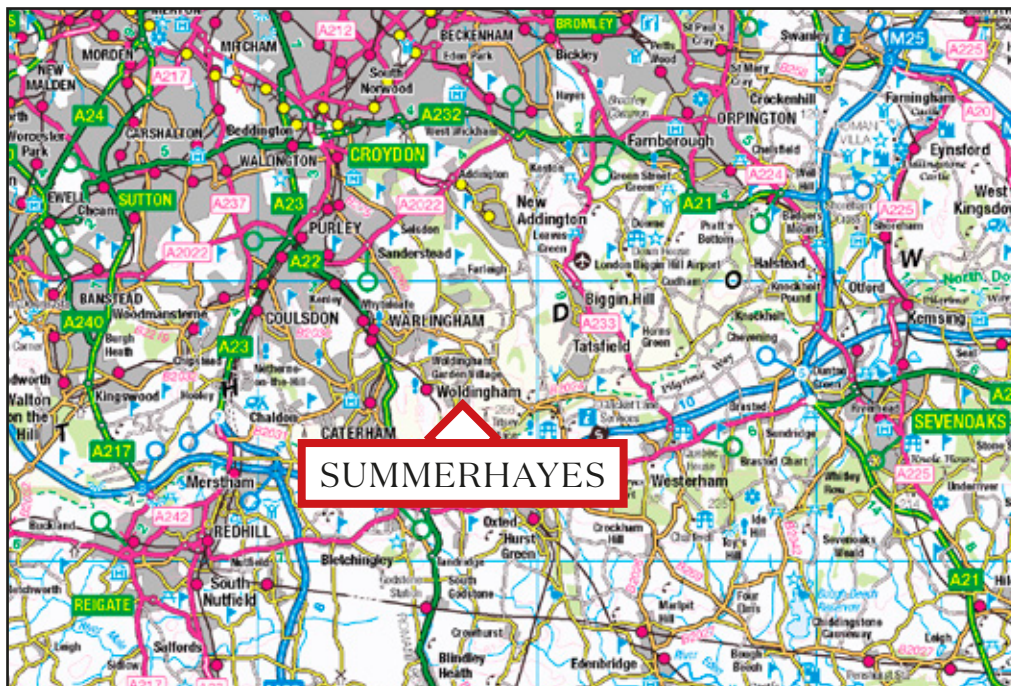
At the heart of the home is a superb open-plan kitchen/breakfast/family room, fitted with a comprehensive range of bespoke cabinetry, an AGA, Gaggenau and Sub Zero appliances, and a large central island with granite worktops, hob, and raised breakfast bar. There is ample space for both dining and relaxed seating, with French doors leading out to the garden. Also on the ground floor is a wood-panelled snug, a cloakroom, and utility room

From the utility room, stairs lead down to the lower ground floor, which offers a versatile space including a spacious games room/gym, temperature controlled wine store, WC, and two sets of French doors opening to the garden. This level also provides access to a hot tub, located just outside.

Upstairs, the first floor features a luxurious principal bedroom suite with a private balcony enjoying stunning views, and a contemporary en suite with both a walk-in shower and a bath. There are three further double bedrooms on this floor, all with fitted wardrobes, two with en suites, as well as a family shower room and a separate study.

The second floor provides even more flexibility with two bedrooms (one en suite), a further bedroom/study, and a dressing room.





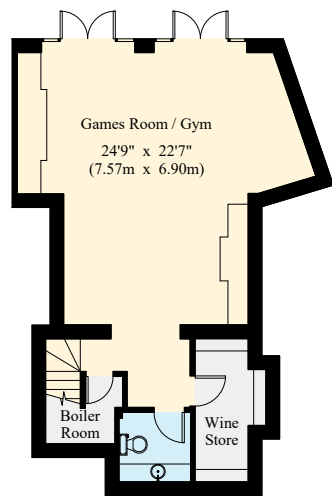
GARDENS AND GROUNDS

Outside, the park-like gardens and grounds are truly exceptional, extending to approximately 2.66 acres. Beautifully landscaped and planted with mature trees and shrubs, the grounds offer breathtaking views and a range of superb amenities, including a hard tennis court and a thoughtfully designed swimming pool area. This includes a pool house with a shower room and kitchenette, and a decked seating and lounging area. A detached double garage, EV charger and garden store complete the setting.

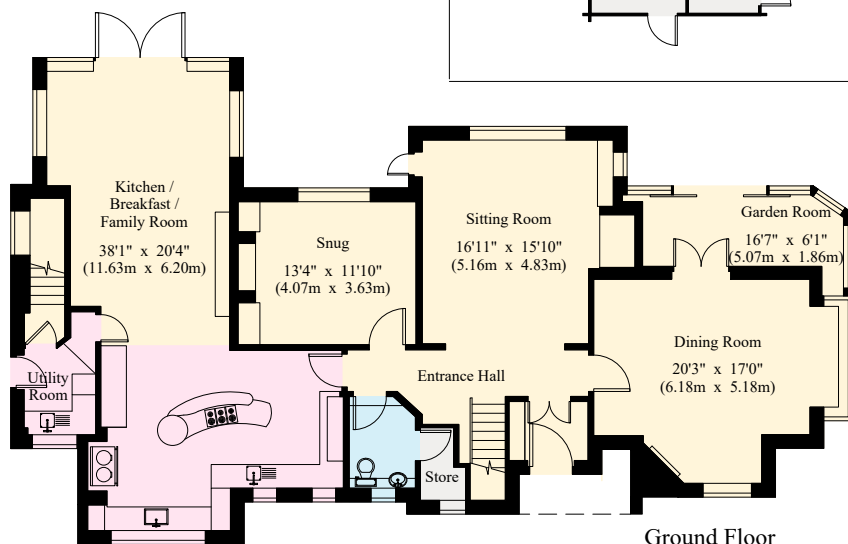
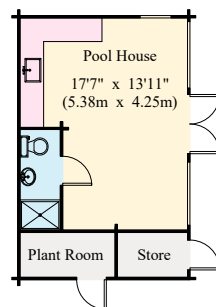
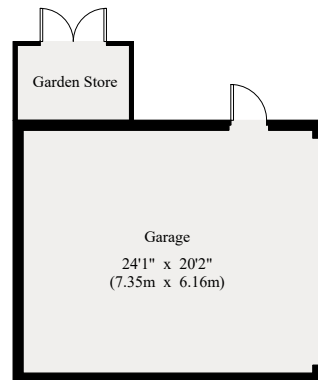




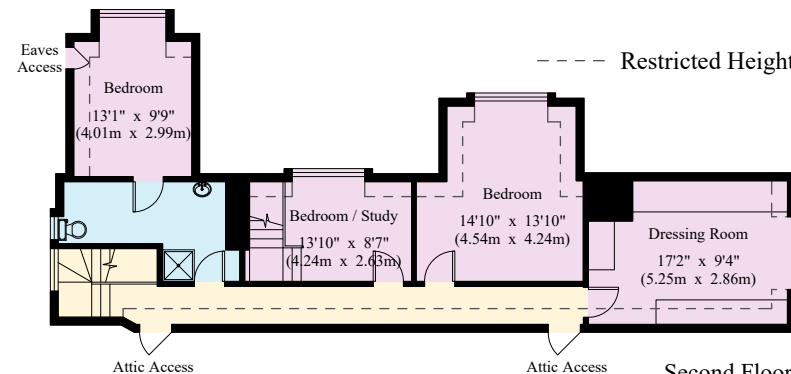




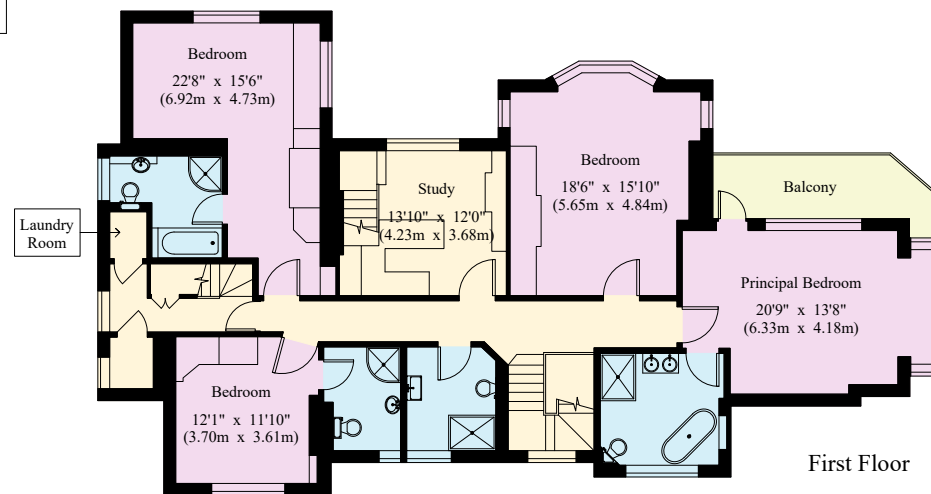
Lower Ground Floor



Ground Floor



Second Floor



First Floor

House = 497.9 sq m / 5,165 sq ft
Garage = 51.5 sq m / 554 sq ft
Pool House = 27.9 sq m / 300 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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