



HIGHLEAS
SURREY

CHURCHILL
COUNTRY & EQUESTRIAN

Highleas, High Lane, Warlingham, Surrey, CR6 9DQ

On the market for the first time in 67 years, Highleas is set within some 7 acres of gardens and sloping land. Elevated and superbly positioned with sweeping views across the rolling North Downs.

This elegant home offers a fantastic opportunity to update and modernise a property to your own design, in a fantastic position overlooking the Halliloo Valley on the Warlingham, Woldingham border. *Further woodland available by separate negotiation.*

- **Set within some 7 acres of lawned gardens and sloped pastureland**
- **Outstanding views across surrounding countryside and Woldingham Golf course**
- **Impressive 5-bedroom home**
- **Grand entrance hall**
- **Boot room / utility**
- **Double garage with fully boarded loft**
- **Formal gardens and expansive lawns**
- **Scope for further extension subject to consents**
- **Well-connected location just 16 miles outside of London**



The Property

An enclosed and useful porch area leads through to the grand entrance hall; you are welcomed by high ceilings and elegant parquet flooring that flows seamlessly throughout the downstairs. The home opens into a series of well-appointed reception rooms, including a spacious sitting/dining room with two bay windows overlooking the gardens and offering stunning views across Woldingham Golf Course. Additional ground floor features include a large bathroom and two generous double bedrooms with floor to ceiling storage built in, also ideal for a home office or snug. The kitchen is complemented by two large pantry/store cupboards and a utility boot room with rear door leading to the gardens.

Upstairs, the first-floor features three generously sized bedrooms and a family bathroom full of character, with wooden panelling to the ceilings and exposed beams.

Gardens and grounds

Outside, grounds extend to some 7 acres of sloped land, featuring a small stable building (in need of repair), and next to the house is a detached double garage and parking for multiple vehicles.

The south facing, lawned gardens wrap around the property and there are mature trees and hedge borders creating an idyllic and private setting.

There is a separate access to the paddock via a double-gated entrance halfway down the lane, and another gate adjacent to the stable building. *Further woodland available by separate negotiation.*

Location

Nestled within the North Downs Area of Outstanding Natural Beauty, (AONB) Woldingham is renowned for its picturesque scenery, outstanding schools, strong community spirit, and excellent transport links to London and major hubs.

Woldingham Station: served by Southern Rail with easy cess to Thameslink and Gatwick airport a short 10 minutes from the property.

The villages of Warlingham and Woldingham and the Town of Oxted offer a range of major supermarkets, retail stores, recreational facilities, pubs and restaurants. Families are spoilt for choice with some of the South East's most prestigious schools nearby, including: - Woldingham School, Caterham School, Hazelwood School and Nursery, Sevenoaks School.

The village offers two golf clubs — North Downs and Woldingham Golf Club — and is ideal for outdoor enthusiasts, with excellent walking, cycling, and riding trails across the North Downs AONB.

Transport Links: London Victoria and London Bridge: Under 40 minutes by train from Woldingham Station. Gatwick Airport: Under 30-minute drive. Heathrow Airport: 55-minute drive. M25 Motorway: accessible within 10 minutes' drive







High Lane, Warlingham, CR6

Approximate Area = 2434 sq ft / 226.1 sq m (includes WC)

Limited Use Area(s) = 41 sq ft / 3.8 sq m

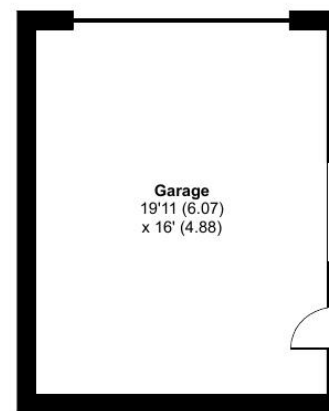
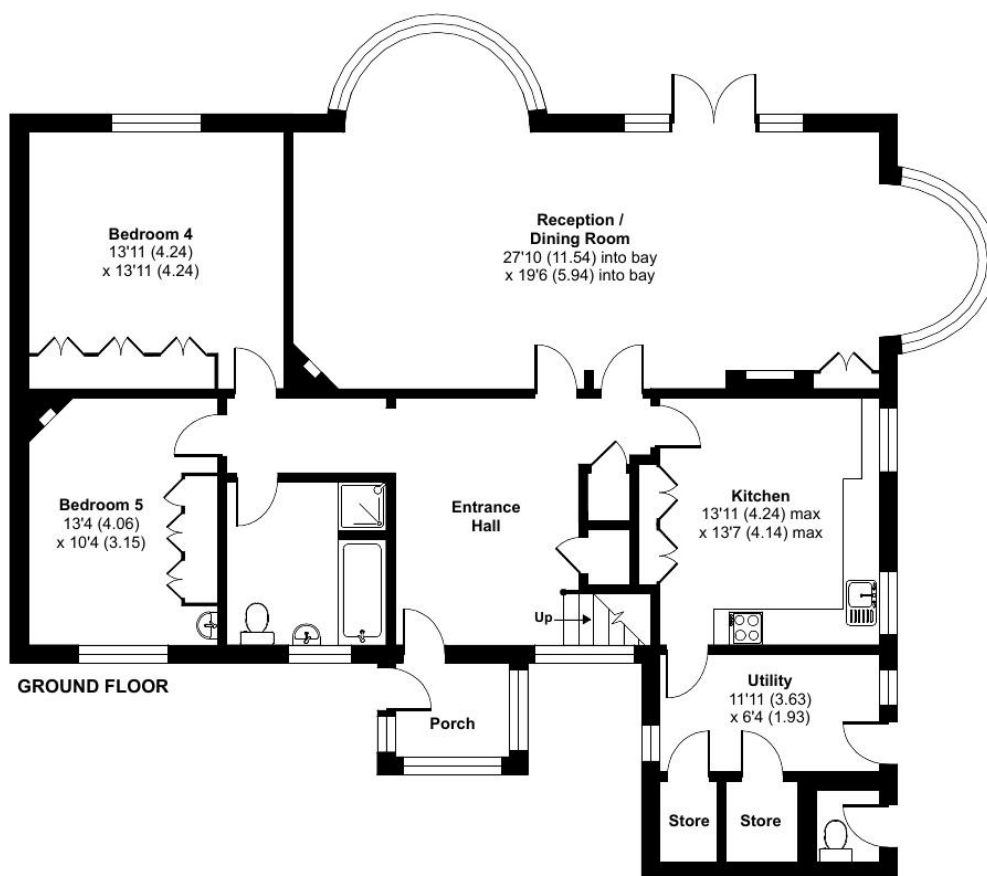
Garage = 652 sq ft / 60.6 sq m

Total = 3127 sq ft / 290.5 sq m

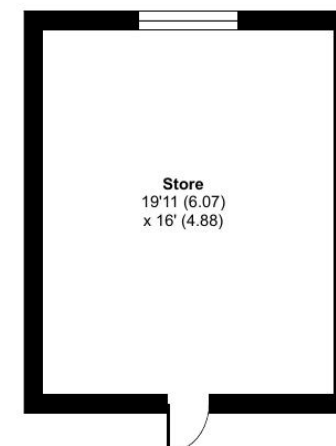
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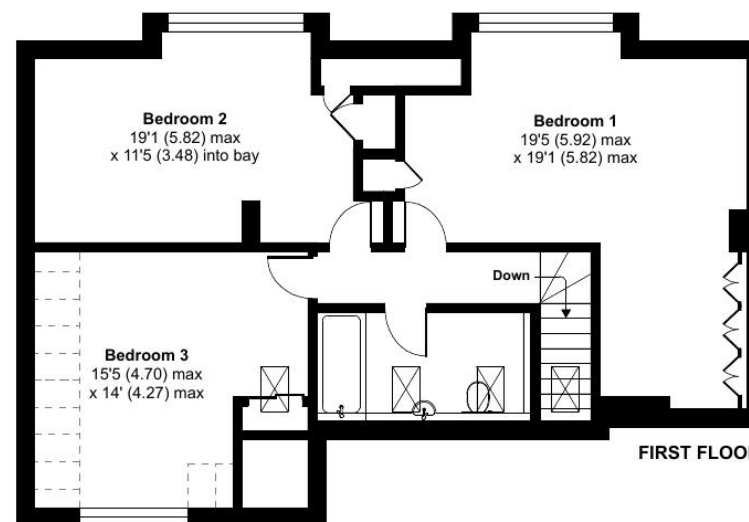
Denotes restricted
head height



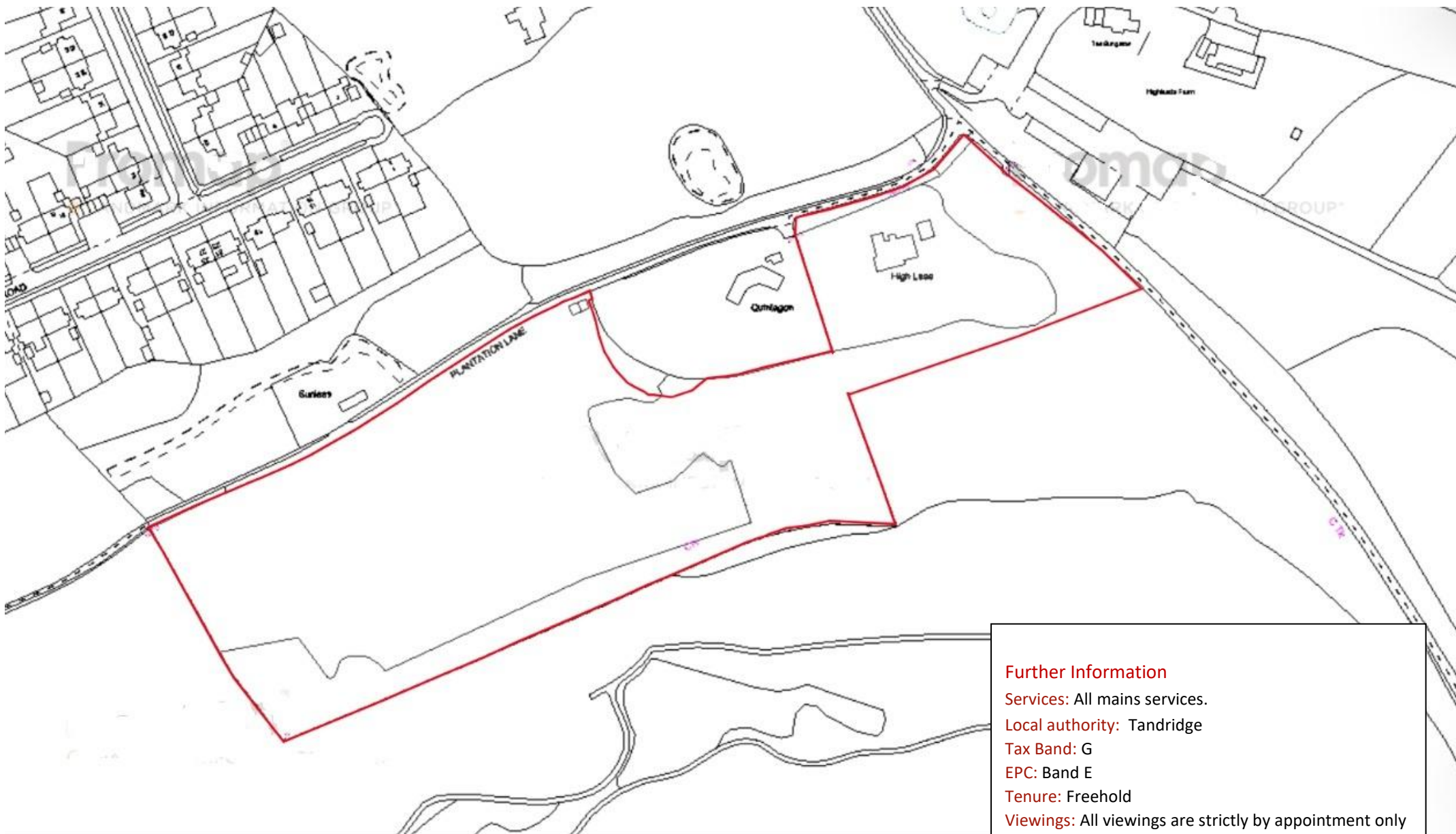
GARAGE - GROUND FLOOR



GARAGE - FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Churchill Estate Agents. REF: 1304084



Further Information

Services: All mains services.

Local authority: Tandridge

Tax Band: G

EPC: Band E

Tenure: Freehold

Viewings: All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents

Land map: For indicative purposes only, not to scale.



CHURCHILL
COUNTRY & EQUESTRIAN

Viewing strictly by appointment through the Sole Agents Churchill Country & Equestrian, contact details above.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.