



OLYMPUS/LITTLESRAW

Camp Road, Woldingham, Surrey, CR3 7LH



LUXURY PROPERTY PARTNERS

Specialists in the marketing & sale of luxury homes



# OLYMPUS/LITTLESRAW

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Available for the first time in 70 years as one property, this distinguished estate offers stunning panoramic views of the Surrey countryside from its prime vantage point.

# ACCOMMODATION SUMMARY

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A wonderful ten-bedroom Grade II listed property in Woldingham, Surrey, designed by the eminent former president of the Royal Institute of British Architects, Leonard Stokes, as his own personal family home. The house is a rare historic gem and a fine example of the Arts and Crafts movement that has graced the village for over a century.

Perfect for a large family or entertaining, the home boasts spacious bedrooms and preserved original features, including intricate woodwork, grand fireplaces, and elegant sash windows that fill the interior with natural light.

Set within expansive private grounds, the property provides a tranquil retreat while remaining conveniently located under 40 minutes from London Victoria, London Bridge and the City, and only 20 minutes from Gatwick Airport. Combining historical significance, modern luxury, and breathtaking views, this estate is a once-in-a-lifetime opportunity for discerning buyers.





# GROUND FLOOR

The property spans three levels, with the ground floor featuring several beautiful rooms, including a main kitchen and a large dining area, a stunning sunroom overlooking the Surrey countryside, a formal sitting room and a lounge opening onto a balcony.





















# GROUND FLOOR

Additionally, the floor offers a secondary kitchen, ideal for use as a chef's kitchen, ample storage, a cloakroom, and versatile rooms that could serve as downstairs bedrooms if desired. All the rooms at the back of the property boast world-class views.





# FIRST FLOOR

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The first floor of this home comprises four bathrooms and seven bedrooms, all of which offer generous space, high ceilings, and large windows that flood the rooms with natural light.





















# FIRST FLOOR

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One of the bedrooms, currently used as a music room, has a grand vaulted ceiling and large double doors opening onto an external terrace. Spanning over 7,000 square feet, the home feels incredibly spacious, making it ideal for a large family.





# SECOND FLOOR

The second floor of the property is exceptional, featuring three additional bedrooms, two of which are being used as an office and gym. In addition, there is also a newly renovated bathroom. Many would argue that the views from this top floor are among the best in the entire home.





# OUTSIDE

Set within expansive private grounds, the estate offers a tranquil retreat from the bustle of city life. The manicured gardens provide a perfect setting for outdoor entertaining, while the surrounding landscape ensures complete privacy.

The grounds are made up of a variety of tiered sections, outdoor entertainment areas, formal gardens upon a swimming pool and two large level gardens which would be perfect for large gatherings.





# OUTSIDE

To the right of the property is a newly laid slate garden with a seating area perfect for your morning coffee and the rear of the property has beautiful manicured gardens and outstanding views of the Surrey countryside.

One of the stand out features is the balustrade providing a perfect area for entertainment and admiring the gardens and views.





# LOCATION

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Woldingham, a picturesque village nestled in the Surrey Hills, is not only known for its stunning landscapes and tranquil living but also for its proximity to some of the best schools in the region and convenient access to major urban centres.

Woldingham is ideally situated for exploring the natural beauty of Surrey. The village lies within the Surrey Hills Area of Outstanding Natural Beauty (AONB), offering numerous opportunities for walking, cycling, and outdoor recreation. Popular destinations such as Box Hill, Leith Hill, and the North Downs Way are all within a short drive, providing stunning landscapes and a wealth of activities for outdoor enthusiasts.

There are also two golf clubs in Woldingham; North Downs Golf Club and Woldingham Golf Club, the latter being within walking distance.

## LOCAL SCHOOLS:

For families considering a move to this charming area or those already residing here, the quality of education is a significant factor. Fortunately, Woldingham and its surrounding areas boast a selection of highly regarded schools, offering top-tier education for children of all ages.

- Woldingham School: An independent day and boarding school for girls aged 11 to 18.
- Woodlea Primary School: Caters for both boys and girls aged between 5 to 11 and conveniently located in the centre of the village and within walking distance of the property.
- Caterham School is another prestigious independent school that offers education for boys and girls aged 3 to 18.
- Hazelwood School and Nursery: An independent co-educational prep school for boys and girls aged 9 months to 13 years old.
- The Hawthorns School: An independent preparatory school caters to boys and girls aged 2 to 13.
- Sevenoaks School: An independent co-educational day and boarding school for pupils age 11-18 years.
- St Bede's School: Co-educational secondary school serves students aged 11 to 18.

## TRANSPORT -

This unique blend of serenity and connectivity makes Woldingham a desirable location for both residents and visitors. Whether commuting to London, jetting off from an international airport, or exploring the surrounding countryside, Woldingham is ideally positioned with excellent travel links.

## RAIL CONNECTIONS:

One of Woldingham's standout features is its direct rail connection to London. Woldingham Railway Station, served by Southern and Thameslink trains, provides regular services to London Victoria, London Bridge and the City all under 40 minutes making it an ideal option for commuters working in the capital or in the City's financial district and beyond.

For those looking to explore more of Surrey, the East Grinstead Line also provides easy access to nearby towns such as Oxted, East Grinstead, and Uckfield. These destinations offer a range of shopping, dining, and recreational activities, as well as links to the wider South East rail network.

## ROAD CONNECTIONS

Despite its rural charm, Woldingham is well-connected by road, offering easy access to major routes. The village is just a short drive from the M25 motorway, which encircles Greater London and provides a gateway to the national motorway network. This proximity to the M25 allows residents to reach central London, Gatwick Airport, and other key destinations quickly and efficiently.

Additionally, the A22 road runs close to Woldingham, connecting the village to East Grinstead, Croydon, and the South Coast. Whether you're heading to the seaside or into the city, Woldingham's road links ensure that you can reach your destination with ease.

## AIR TRAVEL

For international travellers, Woldingham's proximity to Gatwick Airport is a significant advantage. Located just 20 minutes away by car, Gatwick offers flights to a wide range of domestic and international destinations. This convenience makes Woldingham an attractive base for those who travel frequently for business or pleasure.

Heathrow Airport, the UK's busiest airport, is also accessible, taking around 45 minutes to reach by car via the M25. With its extensive global connections, Heathrow serves as a key hub for international travel.





# GENERAL INFORMATION

## SERVICES:

Mains Electricity, Water & Gas.

## TENURE:

Freehold

## LOCAL AUTHORITY & TAX BAND:

Tandridge District Council., Council Tax: H

## VIEWING ARRANGEMENTS

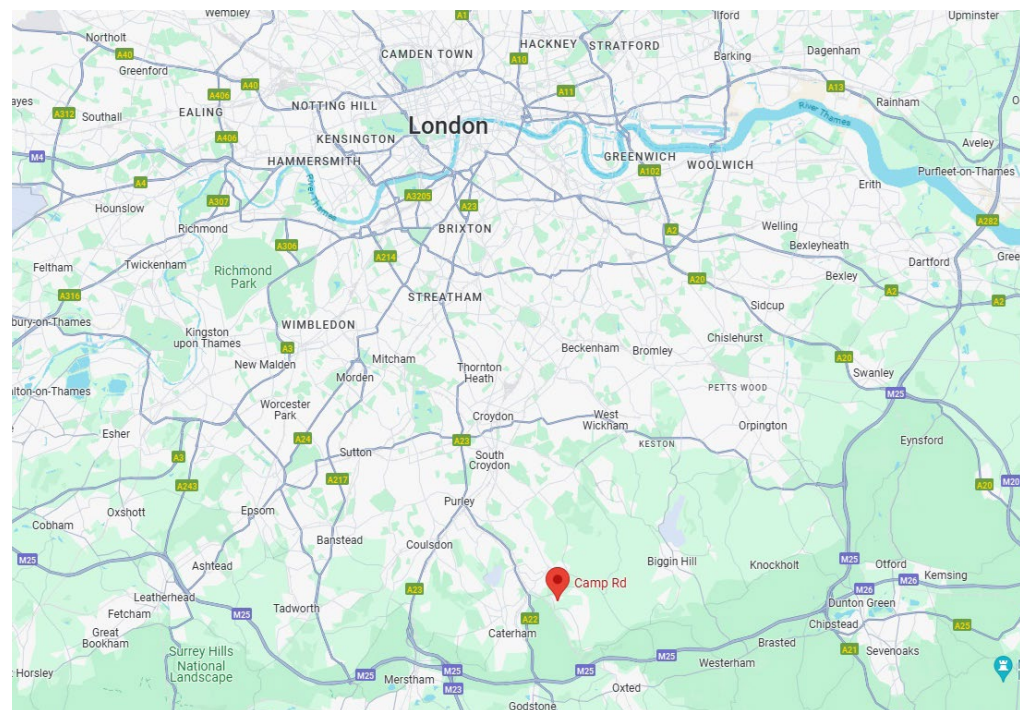
Strictly via the vendors sole agents Luxury Property Partners, with Damion Merry - damion@luxurypropertypartners.co.uk, 07369 211 735

## AGENTS NOTES:

All measurements are approximate and quoted in metric with imperial 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 and 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.

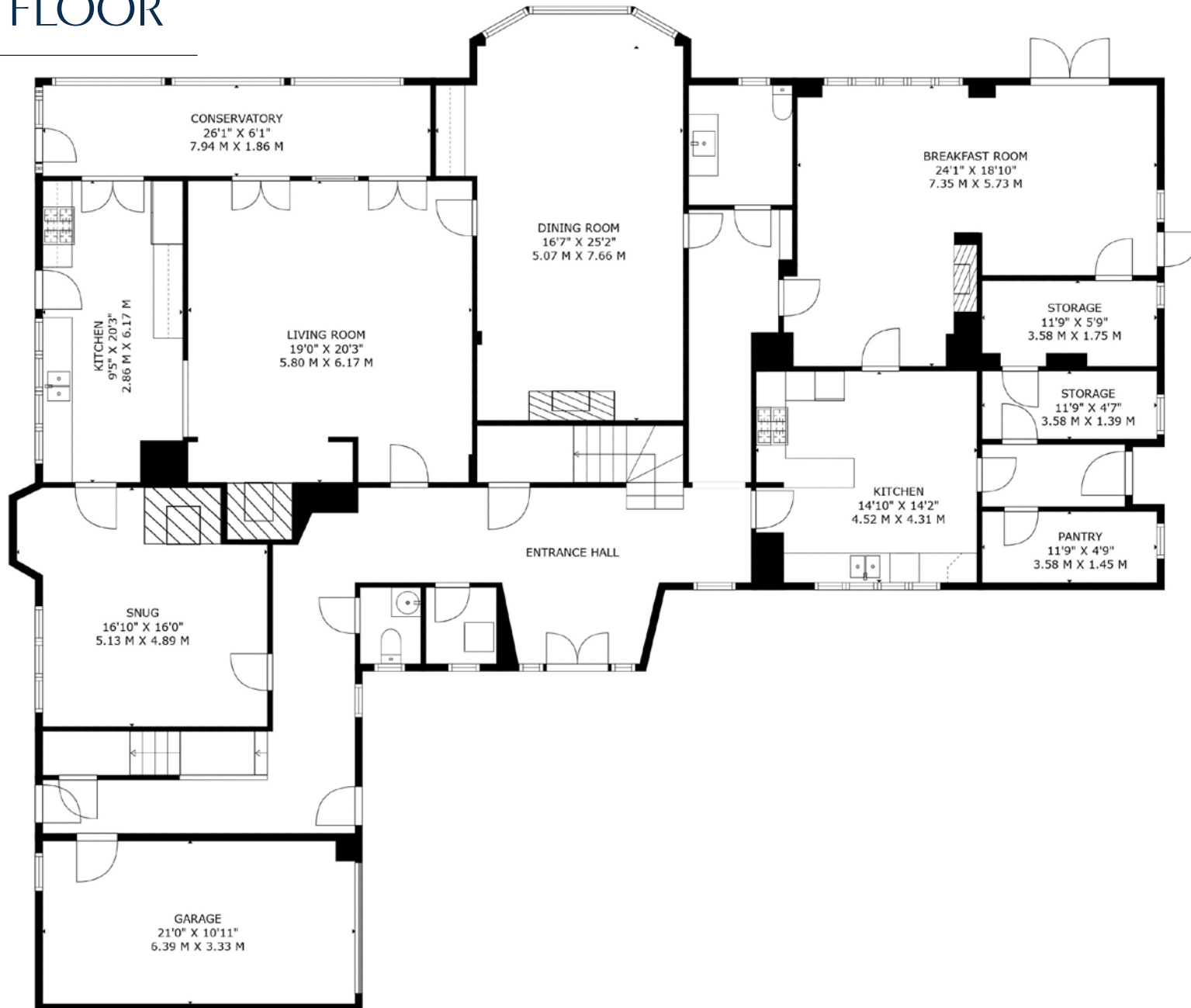
## BULLET POINTS:

- Available for the First Time in 70 Years as one Property
- Stunning Panoramic Views of the Surrey Countryside
- Rare Historic Gem
- Spanning Over 7,000 Sq Ft
- Beautifully Manicured Grounds, 2.85 Acre Plot
- Swimming Pool and Latent Grass Tennis Court
- Ten Bedrooms & Six Bathrooms
- Desirable Location
- Grade II Listed
- Council Tax Band H | Freehold



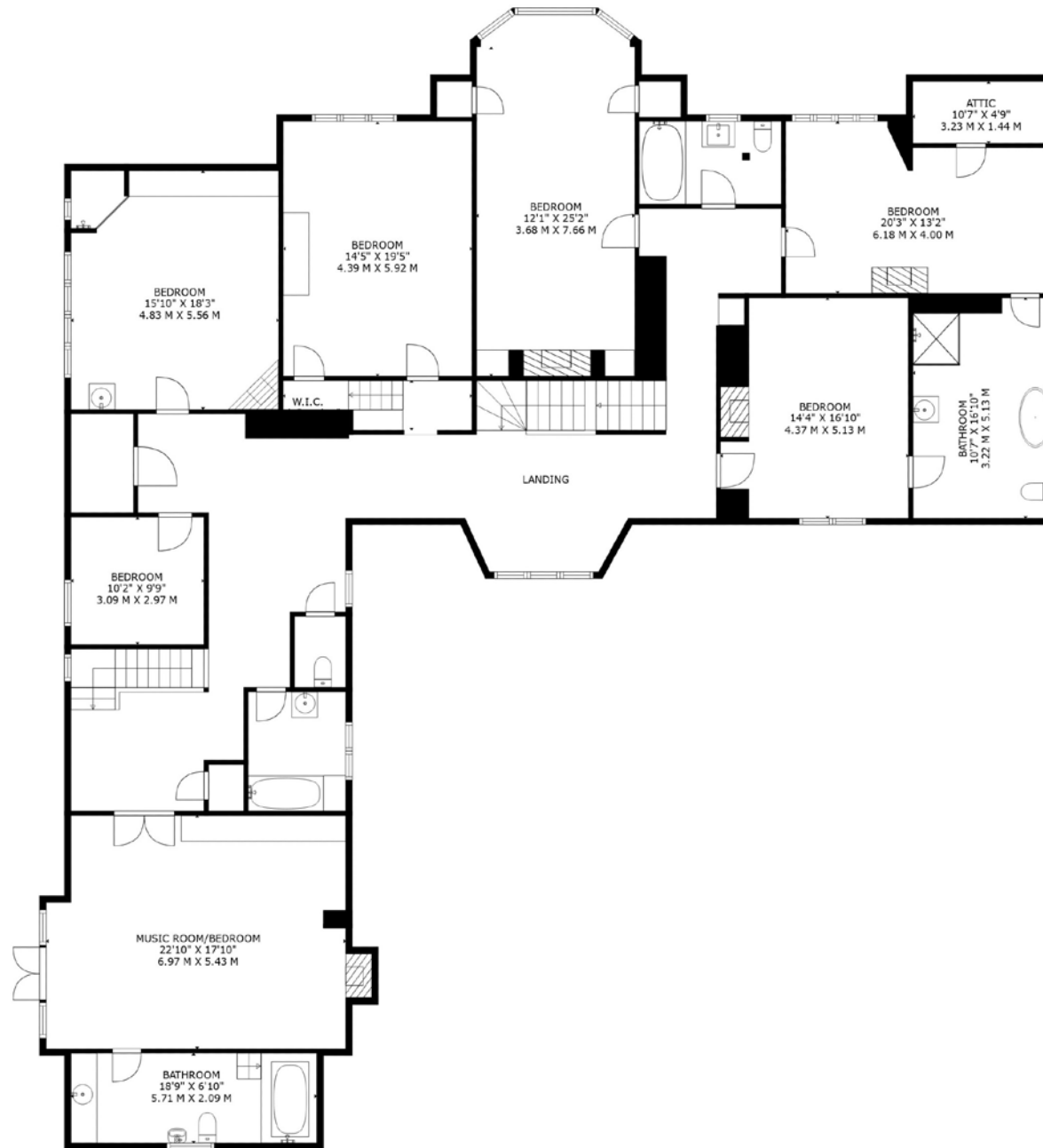


# GROUND FLOOR



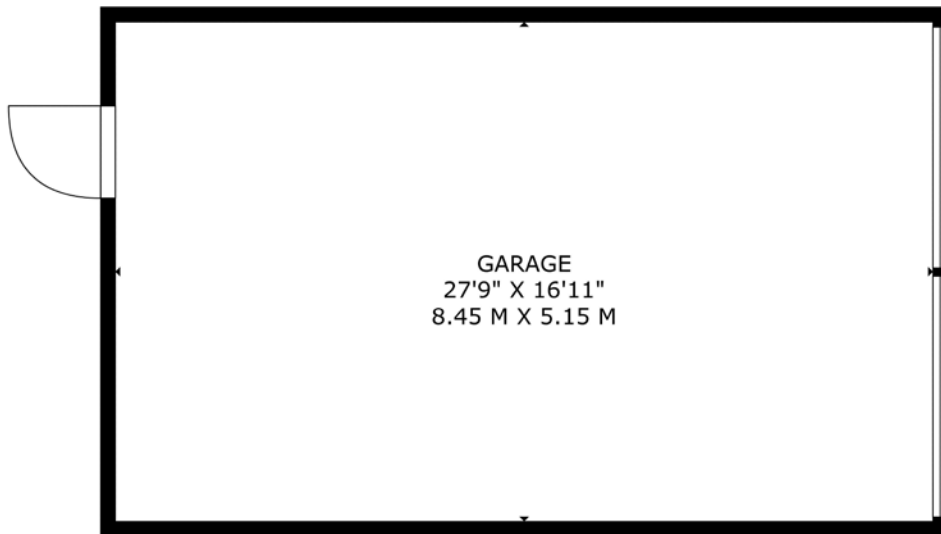
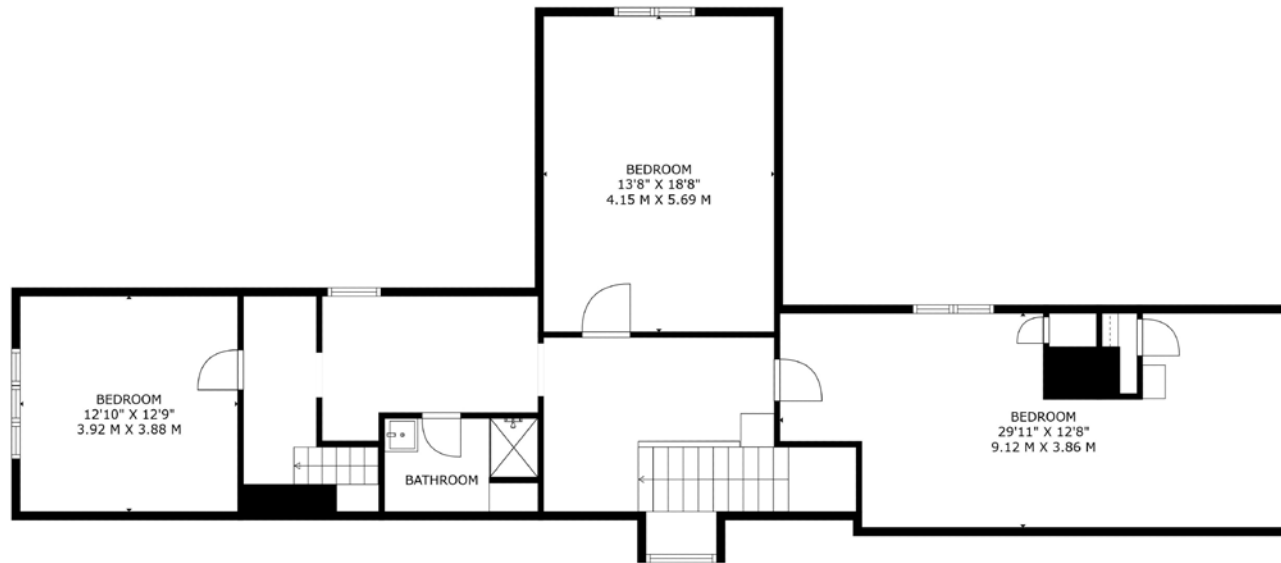


# FIRST FLOOR





# SECOND FLOOR, CELLAR & GARAGE







Damion Merry  
Director  
M: 07369 211 735  
E: [damion@luxurypropertypartners.co.uk](mailto:damion@luxurypropertypartners.co.uk)

Luxury Property Partners  
4 Old Park Lane, Mayfair, London,  
United Kingdom, W1K 1QW  
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