



Graylings Camp Road, Woldingham - CR3 7LH

Guide Price £2,650,000

FINE & COUNTRY





Graylings Camp Road

Woldingham, CR3 7LH

A brand new transformational house in which to dwell and find inspiration at every turn. For those seeking a modern sustainable home that harmoniously blends with its natural surroundings, Graylings represents a unique opportunity in the Surrey property market. In summary, this 4-bedroom detached house represents an unparalleled opportunity to acquire a luxury residence of distinction in a coveted location. With its bespoke design, meticulously landscaped surroundings, and array of thoughtful amenities, this property sets a new standard for upscale living.

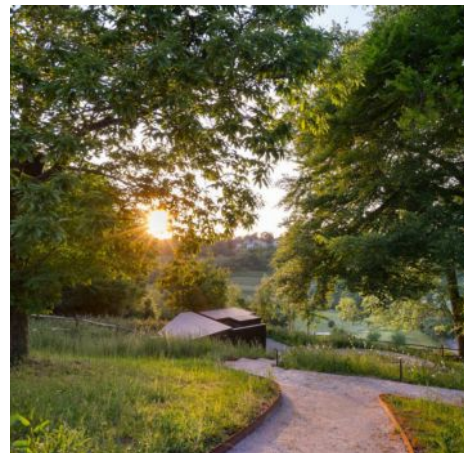
Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 'Baufritz' Bespoke & Architect Designed Detached Residence
- Professionally Designed & Fully Landscaped Grounds of 1 Acre
- Breathtaking Views of Woldingham Golf Club
- Outdoor Sauna & Shower
- 'Tea Room', Home Office & Kitchen Garden
- Ample Electric Charging Points
- Underfloor Heating Throughout
- Walking Distance of Woldingham Station





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Presenting an exceptional opportunity to acquire a meticulously crafted contemporary residence of distinction, this 'Baufritz' bespoke and architect-designed detached residence is a true embodiment of sustainable, luxury living. Nestled within professionally designed and fully landscaped sloping grounds spanning a generous 1 acre, this magnificent 4-bedroom detached house boasts an unparalleled setting against the backdrop of breathtaking views overlooking the prestigious Woldingham Golf Club and beyond towards the picturesque Surrey Hills. The exterior boasts black timber cladding and green roof enhancing its modern aesthetic and environmental credentials.

Completed in 2022, the home's design emphasises a seamless integration between indoor and outdoor spaces. Large windows and glazed doors flood the interior with natural light, creating an open and airy atmosphere. The central sitting room features sliding doors on both sides, effectively transforming it into a garden room during pleasant weather. Beyond the grand entrance, the property unfolds to reveal a harmonious fusion of contemporary elegance and timeless design. Each space within this abode has been thoughtfully curated to create an environment that exudes sophistication and refinement.





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The seamless flow from room to room enhances the sense of space and accentuates the impeccable craftsmanship that defines this residence. To this floor, the principal suite is secluded from the rest of the plan, with a wall of pitched glazing and a sliding door that opens to provide access to a private terrace. The ensuite wet room style shower room and wardrobe/dressing area providing ample storage to both low and high level. To the westerly end of the house, the three remaining bedrooms are all equipped with a full range of bedroom furniture, two offering ensuite facilities and the third fitted as a study/home office with bespoke fitted furniture.

The stunning kitchen/dining/family room, at Graylings is a true centerpiece of the home, thoughtfully designed to combine luxury, comfort and functionality. This expansive open-plan space features a dramatic vaulted ceiling drawing in light and creating an impressive sense of scale. Designed to capture both the quiet beauty of sunrise and the golden hues of sunset, the room enjoys a triple aspect, including a charming window seat - perfect for morning coffee or afternoon reading. Large sliding doors open to a Juliet balcony, offering sweeping views and a seamless connection to the outdoors. At the heart of the space, a bespoke kitchen by 'Holloways' delivers exceptional craftsmanship and modern convenience.





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Culinary enthusiasts will appreciate the professional-grade appliances, including two Bora hobs with integrated extractors, a dedicated Teriyaki grill, two double ovens, a microwave, and a steam oven. A Quooker tap and built-in water softener add further everyday luxury. Entertaining is effortless with a built in media unit and 'Bellfire' fireplace that create a warm and inviting atmosphere. The KNX intelligent lighting and music system with discreetly hidden speakers enhances the ambiance.

The Mediterranean-style gardens of one acre, designed by Matthew Wilson, are a highlight of the property. They incorporate terraces, ornamental grasses, shrubs and mature trees, plus the inclusion of an outdoor sauna and shower, offering a luxurious retreat for relaxation and rejuvenation with spectacular views. Additionally, the presence of a 'Tea Room', a home office, and a kitchen garden with a domed greenhouse, adds a touch of versatility to the property, catering to a multitude of lifestyle needs. An abundance of seating areas, to capture the views and sun are dotted around the plot. Approached from the Sitting Room there is an inner courtyard with water feature and mature planting, taken from Japanese architecture inspiration.





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Attention to detail is evident throughout, with modern conveniences seamlessly integrated into the fabric of the home. Ample electric charging points effortlessly blend functionality with sustainability, while the underfloor heating system ensures comfort and efficiency in every season.

The location of this property further enhances its appeal, being within walking distance of Woldingham Station, providing easy access to London and beyond. This convenient proximity to transportation hubs is balanced by the secluded nature of the property, offering a serene retreat from the hustle and bustle of city life.

For those seeking a modern sustainable home that harmoniously blends with its natural surroundings, Graylings represents a unique opportunity in the Surrey property market.

In summary, this 4-bedroom detached house represents an unparalleled opportunity to acquire a luxury residence of distinction in a coveted location. With its bespoke design, meticulously landscaped surroundings, and array of thoughtful amenities, this property sets a new standard for upscale living. Experience the epitome of sophistication and comfort in this exquisite home that harmoniously blends style, functionality, and tranquillity.





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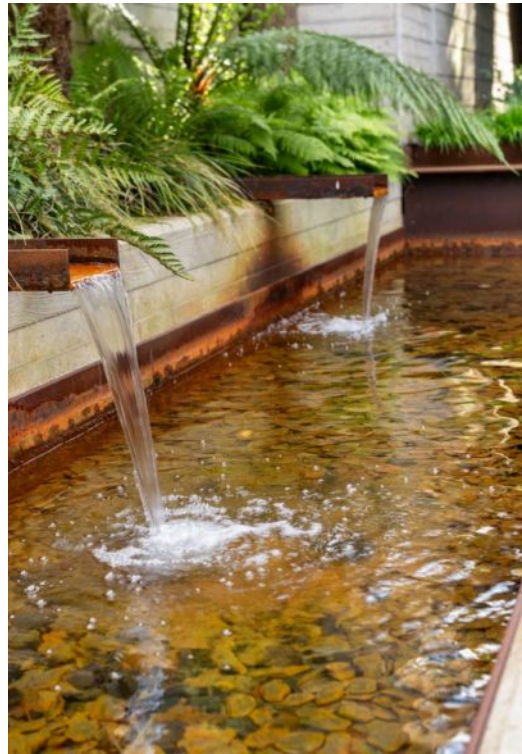
The village of Woldingham continues to be extremely popular offering a tranquil country setting away from the bustle of the City yet within easy commuting distance. Noted for the popular Woodlea Primary School and highly rated Woldingham Girls School, the village has an active community at its heart. 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 offers a convenience store and post office serving most daily needs, together with a saddlers and repairs and servicing garage. Local amenities include golf at Northdowns and The Woldingham golf clubs, tennis, cricket, cycle trails, amateur dramatics and other societies/groups, together with horse riding facilities. There is easy access to surrounding Green Belt countryside with a network of footpaths and bridleways. Woldingham Station offers a frequent service direct to London Victoria and London Bridge (approximately 35 minutes) and Blackfriars, City Thameslink, Farringdon and King's Cross St. Pancras International, whilst changing at East Croydon. Clapham Junction allows easy access to other stations. The M25 London Orbital motorway (Junction 6) is only 4 miles distance. The local towns of Oxted and Caterham are a ten minute drive.







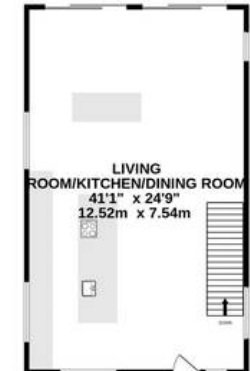
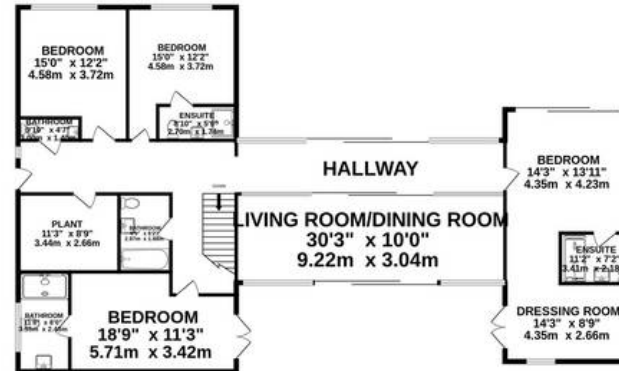
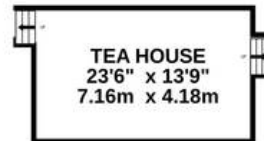




OUTBUILDINGS
1801 sq.ft. (167.3 sq.m.) approx.

GROUND FLOOR
1897 sq.ft. (176.2 sq.m.) approx.

1ST FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



TOTAL FLOOR AREA : 4197sq.ft. (389.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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