



Flat 1, Denewood Park Ley Road, Woldingham - CR3 7LD

Guide Price £725,000

FINE & COUNTRY





Flat 1 Denewood

Park Ley Road, Woldingham CR3 7LD

If you're looking for a home that combines period character, generous space, and a peaceful village-setting – all in one of Woldingham's most desirable roads – Denewood deserves your attention. Contact us today to arrange a viewing and discover all this home has to offer.

End of Chain.

Council Tax band: F

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Edwardian Splendour
- Three Double Bedroom Apartment with Private Entrance
- Ground Floor
- Original Features Throughout
- Magnificent Drawing Room with Lantern Light
- Open Fireplaces & Wood Burning Stoves
- Double Garage & Parking
- Communal Grounds & Woodland with Summerhouse





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Step into this beautifully proportioned ground-floor flat – quietly tucked away within the handsome period building of Denewood on Park Ley Road. With its mix of classic charm and ample living space, this is a home that offers both comfort and character in one of Woldingham's most desirable addresses. Generous internal space, offering a versatile layout ideal for couples, professionals, or small families

This magnificent and majestic, 3 bedroom, 2 bathroom, 2/3 reception room apartment within the well regarded Denewood building, offers a wonderful opportunity to acquire a spacious and character-filled ground-floor home in one of Woldingham's most prestigious residential settings. Approached via its own private front door, from an area providing ample off road parking plus space to sit and contemplate life and the peace and quiet of your surroundings, Denewood is

nestled within the elegant period building, in a sought after location, approached via a long sweeping driveway from Park Ley Road, this flat combines generous internal space with classic architectural charm, creating an inviting environment suited to a range of lifestyles. The accommodation is well arranged, boasting not one, but two magnificent reception rooms, with the impressive drawing room featuring an oriel bay window, tall ceilings with a lantern light, bathing the room in natural light and a fabulous fireplace with wood burning stove.





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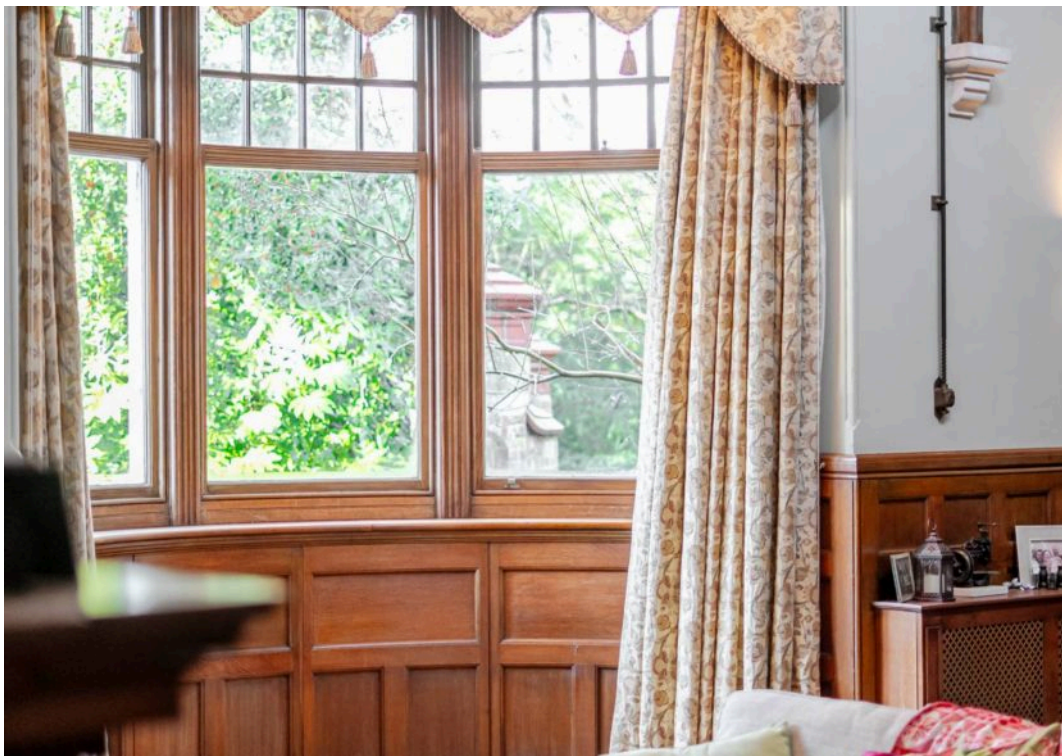
The cozy Lounge, is a double aspect room with not one, but two large bay windows overlooking woodland and featuring an open fire within an Adam style, original fireplace and polished wood strip flooring, as well as deep skirting boards, paneling and high ceilings. In addition, the large kitchen/dining room is currently laid out to an open plan layout, offering ample space to create a fabulous room for entertaining. The spacious entrance vestibule leads to a large reception hall with a striking tiled floor.

With three double bedrooms, the master suite has it's own ensuite with rolled top bath, bedrooms 2 & 3 share a large, luxuriously fitted family bathroom with oversized jacuzzi bath and shower, a true place to relax and unwind after a long day. Another added bonus to this magnificent apartment, is the huge cellar with excellent head height, currently used for storage with a utility area, natural light, which would be ideal for further conversion, subject to necessary permissions etc.

STEP OUTSIDE - Denewood offers shared access to attractive communal gardens and woodland grounds of several acres, offering a serene environment and outdoor space enjoyed exclusively by residents. The area to the front of this apartment, is considered to be of exclusive use, where the previous owners built an impressive Summerhouse (bought from the Chelsea Flower Show), which can be enjoyed for social gatherings.



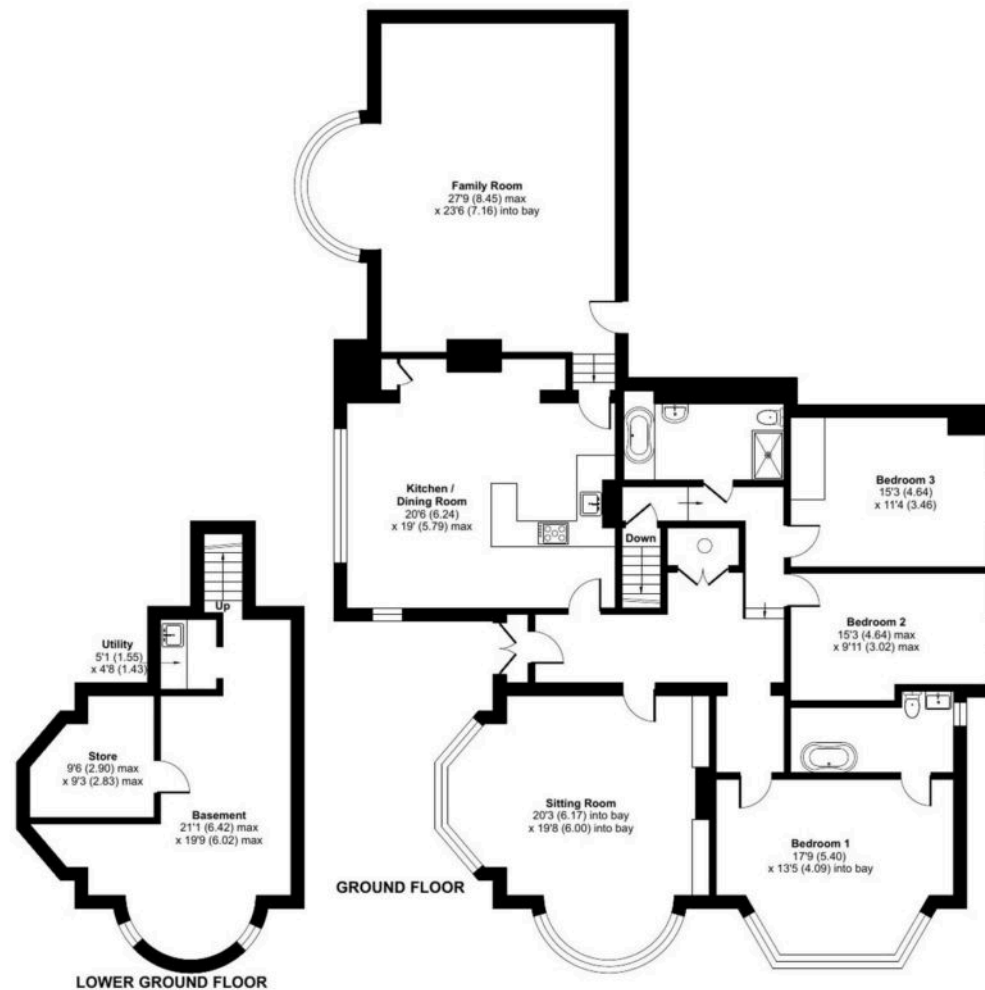




Denewood, Woldingham, Caterham, CR3

Approximate Area = 2618 sq ft / 243.2 sq m

For identification only - Not to scale





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