



Park Ley Road, Woldingham – CR3 7LD

Guide Price **£2,150,000**





Langley Dene Park Ley Road

Woldingham, Caterham

Magnificent seven bedroom Mock Tudor residence set in an elevated position with stunning south-westerly views, elegant period features, extensive gardens, studio, garaging and solar energy system.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Magnificent seven bedroom Mock Tudor residence
- Elevated position with stunning south-westerly views
- Beautiful period features including oak panelling and parquet flooring
- Impressive triple aspect drawing room with stone fireplace and solid fuel burner
- Kitchen/breakfast room with granite worktops and AGA
- Bright garden room with lantern roof and doors to garden
- Principal bedroom with ensuite and dressing room/bedroom seven
- Detached studio with terrace ideal for home working
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A magnificent seven bedroom Mock Tudor residence, believed to have been constructed circa 1912, occupying an elevated position with stunning south-westerly views. This impressive home combines elegant period character with generous family accommodation and modern energy efficiency, with the benefit of a PV solar system, battery storage and EV charger, resulting in an EPC rating of D (62).

The property is entered via a spacious entrance hall featuring parquet wood flooring and an attractive fireplace, setting the tone for the wealth of character found throughout the home.

To the front of the property is a welcoming sitting room with feature fireplace, enjoying views across the surrounding countryside. From here, a door leads into the impressive triple aspect formal drawing room, a superb reception space featuring original oak panelling, parquet wood flooring and a striking stone fireplace housing a 14.5 kW Clearview solid fuel burner. Double doors open directly onto the garden, creating a wonderful entertaining space.

A door from the drawing room leads to a rear lobby providing access to the utility room and a shower room with WC.

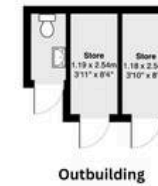
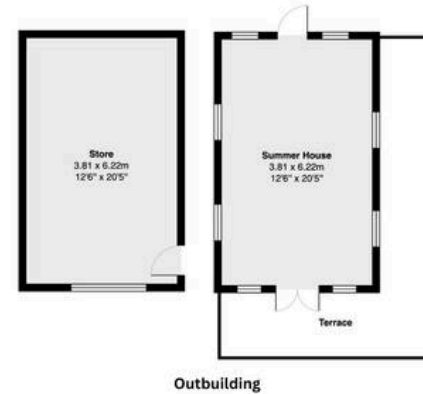
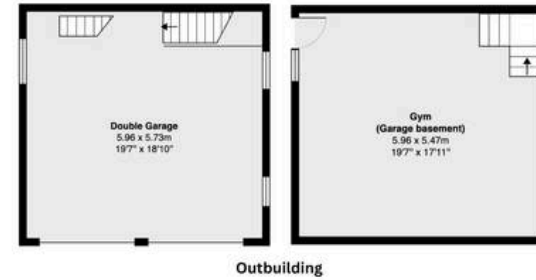
Also accessed from the entrance hall is a bright and spacious dining room, featuring parquet flooring, a bay window with fitted window seat perfectly positioned to take in the beautiful views, and a Hwam Figaro feature gas fireplace with granite hearth. The dining room opens into the kitchen/breakfast room, which is fitted with an extensive range of units complemented by granite work surfaces and an AGA. The kitchen leads through a walk-through pantry into the utility room with granite work surfaces. The kitchen flows seamlessly into the garden room, a delightful space with windows to three sides, a lantern roof and double doors opening onto the garden.

On the first floor, the principal bedroom is a particularly impressive double aspect room with a bay window capturing the far-reaching views to the front. The room benefits from an ensuite shower room and leads through to bedroom seven, currently used as a dressing room, along with a separate WC.

There are five further generous sized bedrooms on this floor, four of which enjoy the lovely views to the front, with one currently used as a study, along with a family bathroom.

In addition, there are two restricted height attic spaces running the full length of the house, one of which is accessed via a staircase.





Disclaimer: This floor plan has been produced by The Reel Estate Studio. All measurements are approximate and no responsibility is taken for any errors. For Illustration purposes only.



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