



Langley Dene Park Ley Road, Woldingham - CR3 7LD

Guide Price £2,250,000

FINE & COUNTRY





## Langley Dene Park Ley Road

Woldingham, CR3 7LD

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.

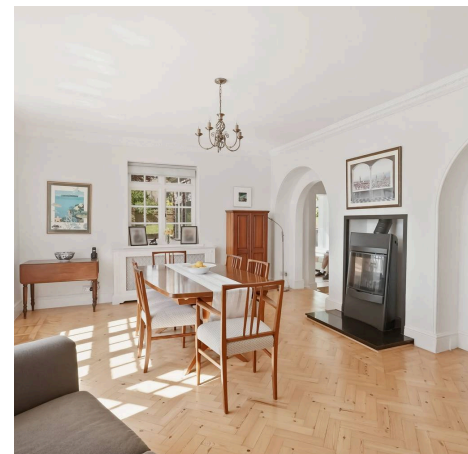
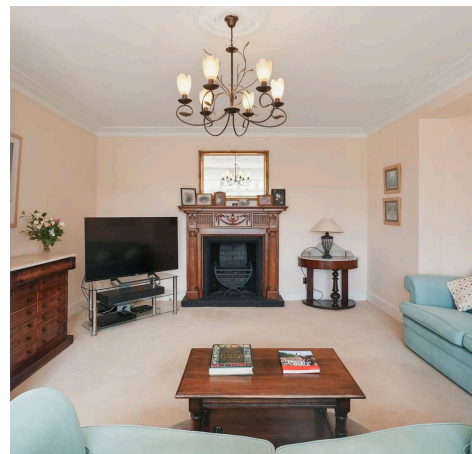
Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 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 wood 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
- Five further bedrooms and family bathroom
- Detached studio with terrace ideal for home working
- Long winding driveway, double garage, single garage and mature gardens





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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.





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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.



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Externally, the property is approached via a long winding driveway passing through landscaped gardens. There is a two-storey double garage, with the lower level currently used as a gym, as well as an additional single garage. The grounds also include several useful outbuildings, comprising an outside WC, work room and coal store, together with an additional store built into the hillside, believed to have originally served as an air raid shelter.

Adjacent to the house and set in an elevated position is a detached studio, ideal as a home office or creative space, complete with a terrace designed to maximise the outstanding views.

The gardens extend to the side and rear of the property and are mainly laid to lawn, complemented by mature trees and shrub borders, including apple, plum and fig trees, which provide privacy and a wonderful setting for this impressive home.

### Services

The property benefits from a comprehensive range of modern services, including both gas and oil-fired boilers. There is a 6.96 kW solar panel system, complemented by 9.6 kW battery storage, an EDDI energy diverter and an EV car charger. High-speed internet is provided via full fibre broadband to the home. Private sewerage is in place and is currently being upgraded to a fully compliant sewerage treatment plant with associated drainage field.







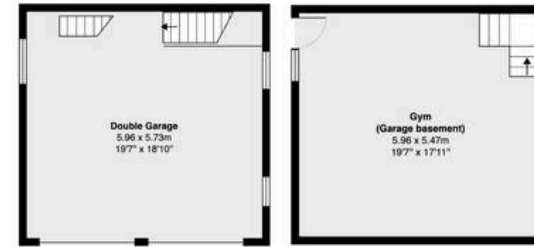




Ground Floor



First Floor



Outbuilding



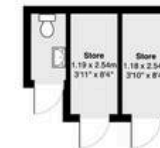
Outbuilding



Outbuilding



Outbuilding



Outbuilding

**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.



## Fine & Country Woldingham

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