



Green Hollow Lunghurst Road, Woldingham CR3 7HF

Guide Price £1,750,000

FINE & COUNTRY





Green Hollow Lunghurst Road

Woldingham, CR3 7HF

A completely secluded family residence including a self contained two bedroom annexe. Extending to some 3,600 sqft of accommodation, the property is situated within the highly regarded North Downs village of Woldingham and standing in secluded and established grounds of 0.65 acres.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Totally Secluded 0.65 Acre Plot
- Self Contained Two Bedroom Annexe
- Double Garage & Workshop
- Fully Fitted Kitchen/Breakfast Room
- Underfloor Heating to Kitchen/Breakfast Room & Bathrooms
- Home Office
- Grounds To All Sides





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The original detached cottage, dating from the 1930s, has been thoughtfully enlarged and enhanced to create an elegant home extending to approximately 3,600 sq. ft. The accommodation has evolved to include a generous living room with a bedroom above, alongside a substantial addition that delivers a well-appointed kitchen/breakfast room and a self-contained two-bedroom annexe, seamlessly linked to the principal house at both ground and first floor levels.

The Lounge

A split-level reception hall sets a refined tone, providing a natural flow to the principal living spaces. The double-aspect lounge/dining room is a particularly impressive, split-level room, centred around a fireplace and opening via French doors onto the gardens, with woodland beyond. A separate snug offers a more intimate setting, while a practical utility/boot room, finished with quarry tiled flooring, provides direct access to the garden.





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The Kitchen

The kitchen/breakfast room is both spacious and well-considered, enjoying front and rear aspects with doors opening onto the terrace. Underfloor heating sits beneath Indian slate flooring, complemented by a range of painted timber cabinets and an electric and gas range cooker. An internal door gives direct access to the annexe, offering flexibility for multi-generational living or independent guest accommodation.

The Bedrooms

The first floor provides the principal bedroom, which enjoys charming views across the rear garden and is complemented by a dressing room/walk-in wardrobe and an ensuite bathroom. Two further double bedrooms are served by a well-appointed shower room with electric underfloor heating. From the landing, a staircase rises to the top floor, where bedroom four—currently utilised as a home office—offers flexible accommodation. There is a substantial walk-in eaves storage attic.





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The Annexe

The self-contained annexe offers well-proportioned and versatile accommodation, ideally suited to multi-generational living or guest use. The ground floor comprises a fitted kitchen, a comfortable sitting room with French doors opening onto a rear patio, enjoying views across the garden, together with a double bedroom with fitted wardrobes and a well-appointed bathroom.

The first floor provides a spacious landing area, currently arranged as a home office, with a range of fitted cupboards to one end. From here, a door leads to the second bedroom, a light-filled double-aspect room featuring a Juliet balcony overlooking the rear garden.

Discreet internal access to the main house is provided via concealed doors, allowing for flexibility between independent and integrated living.





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The Garden.

The garden is an exceptional feature of Green Hollow, extending to approximately 0.65 of an acre, and enjoying complete privacy, surrounded by woodland with no neighbouring properties overlooking the house. This unique setting creates a rare sense of seclusion and calm, offering a true retreat from the outside world and yet the centre of London is only 18 miles or so away, a 30-minute train journey into Victoria station.

A driveway with a central turning island offers ample parking and leads to a detached double garage with a large workshop space, presenting potential for further accommodation above, subject to the usual consents.

The lawns are interspersed with mature trees, established planting, and a pond. Generous terraces create ideal areas for entertaining. Throughout, there is a strong connection to the surrounding woodland, enhancing the feeling of being immersed in nature.





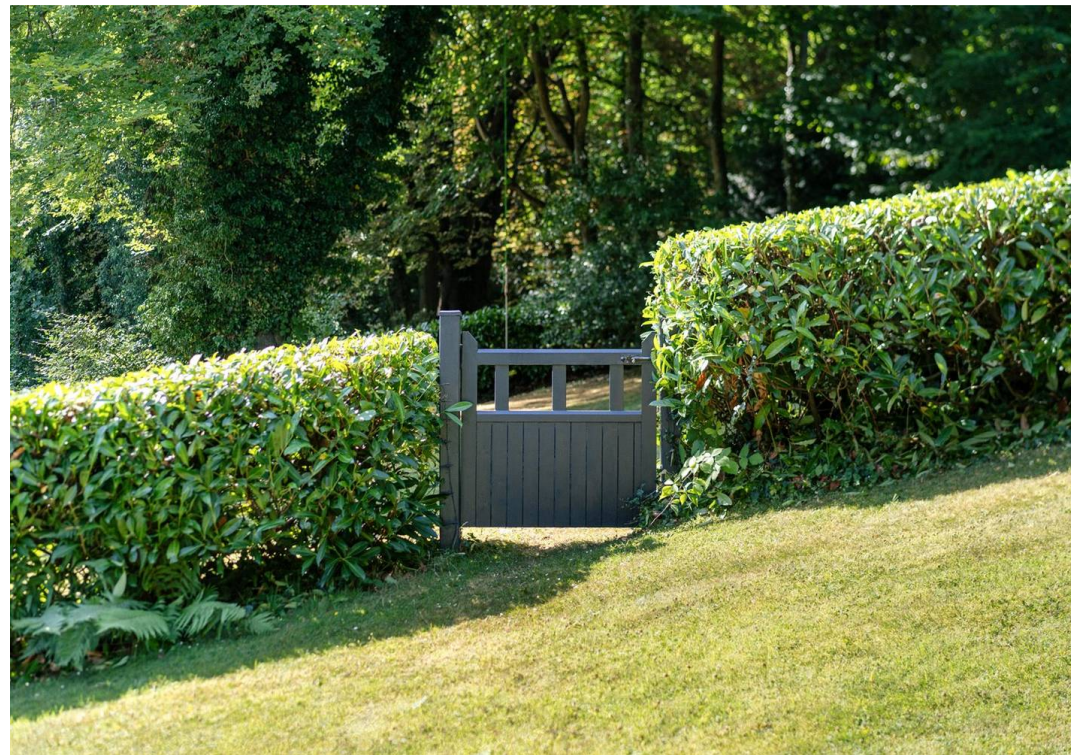
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The village of Woldingham continues to be extremely popular offering a tranquil country setting away from the bustle of the City yet within easy commuting distance. Noted for the popular Woodlea Primary School and highly rated Woldingham Girls School, 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.











Green Hollow, Lunghurst Road, Woldingham

Total Area: 336.5 sq m ... 3622 sq ft (excluding Double Garage)

All measurements are approximate and for display purposes only.



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