



The Old Manse Lunghurst Road, Woldingham - CR3 7HF

In Excess of £1,450,000

FINE & COUNTRY



## The Old Manse Lunghurst Road

Woldingham, Surrey CR3 7HF

A recently renovated, Victorian residence, offering scope for further improvements/enlargements, subject to the usual planning consents, offered for sale with no onward chain, sitting in grounds extending to just under 2.5 acres, within the Village of Woldingham.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Victorian Residence
- Grounds Surrounding the Property Extending to 2.47 Acres
- End of Chain
- Corner Plot
- Recently Re-Decorated
- Spanish Slate Renovated Roof
- Large Loft Suitable for Conversion (STPP)
- Over 3,600 sqft of Accommodation (including loft)





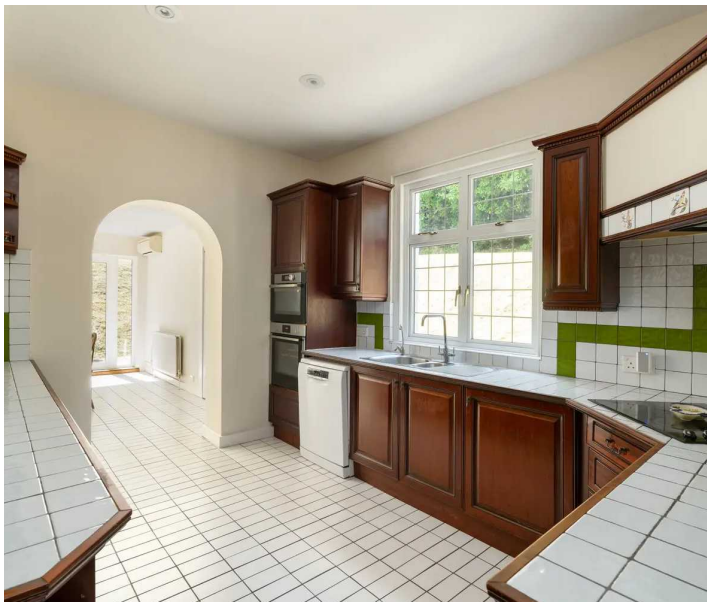
## The Old Manse Lunghurst Road

Woldingham, Surrey CR3 7HF

Fine & Country are delighted to offer for sale, this 5 double bedroom, 2 bathroom, 4 reception room, detached Victorian residence, situated within the Village of Woldingham and being within a few minutes drive of Woldingham Station and local shops. The property has undergone many recent improvements to include a spanish slate renovated roof and decorations throughout.

The property can either be approached via Lunghurst Road or Butlers Dene Road, giving the flexibility and convenience of securely parking various vehicles. The grounds surround the property offering peace and seclusion. The detached Victorian house of character, designed and constructed towards the end of the nineteenth century, which retains a lot of the period features synonymous with the era, to include high ceilings, detailed coving and ceiling roses and a selection of different fireplaces, some in the attractive Art Nouveau style as well as Victorian tiles to the reception hall.

The property has just undergone some upgrades and improvements in recent months, with the family in residence now moving on after many years, allowing the next resident to further improve and extend, subject to the normal planning consents.





## The Old Manse Lunghurst Road

Woldingham, Surrey CR3 7HF

To the ground floor the accommodation comprises of a formal reception hall approached via double doors, formal drawing room with a large square bay window and fireplace, formal dining room with french doors to the garden and another original fireplace, sitting room, snug with wood burning stove, fitted kitchen with an archway to an adjoining breakfast room/conservatory and utility room.

Rising to the first floor via the ornate original oak staircase, 5 large bedrooms can be found with the principal suite having a large ensuite bathroom and the remaining four bedrooms sharing the family bathroom. Access from the part galleried landing to a huge loft, suitable for further conversion, (STPP). From the landing, there is a door to a balcony enjoying views of the gardens and woodland beyond.

### OUTSIDE

The grounds at The Old Manse extend to some 2.47 acres, surrounding the property and have an outlook to the wooded countryside beyond. With undulating lawns and some light woodland, the gardens are a fun place for children to play and explore. There is a large terrace approached from the conservatory, ideal for outdoor entertaining, sweeping lawns, and an abundance of colourful shrubs and trees. With the benefit of two points of access. Via Lunghurst Road with electric gates and from Butlers Dene Road,





## The Old Manse Lunghurst Road

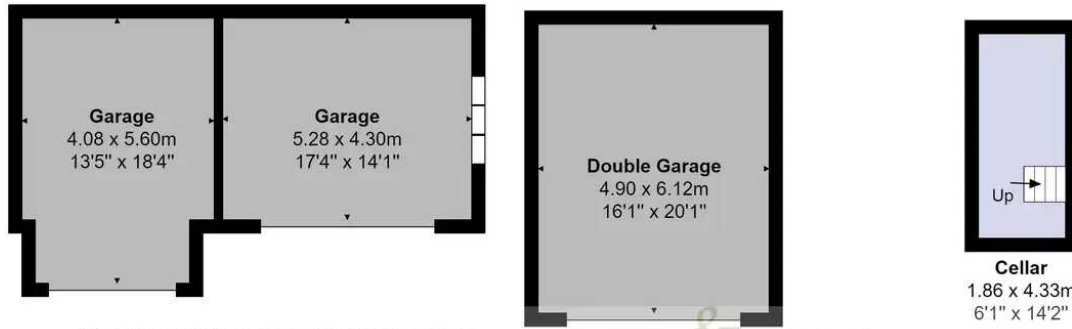
Woldingham, Surrey CR3 7HF

an electric five bar gate opens on to a parking and turn area leading to further garaging and timber stores.

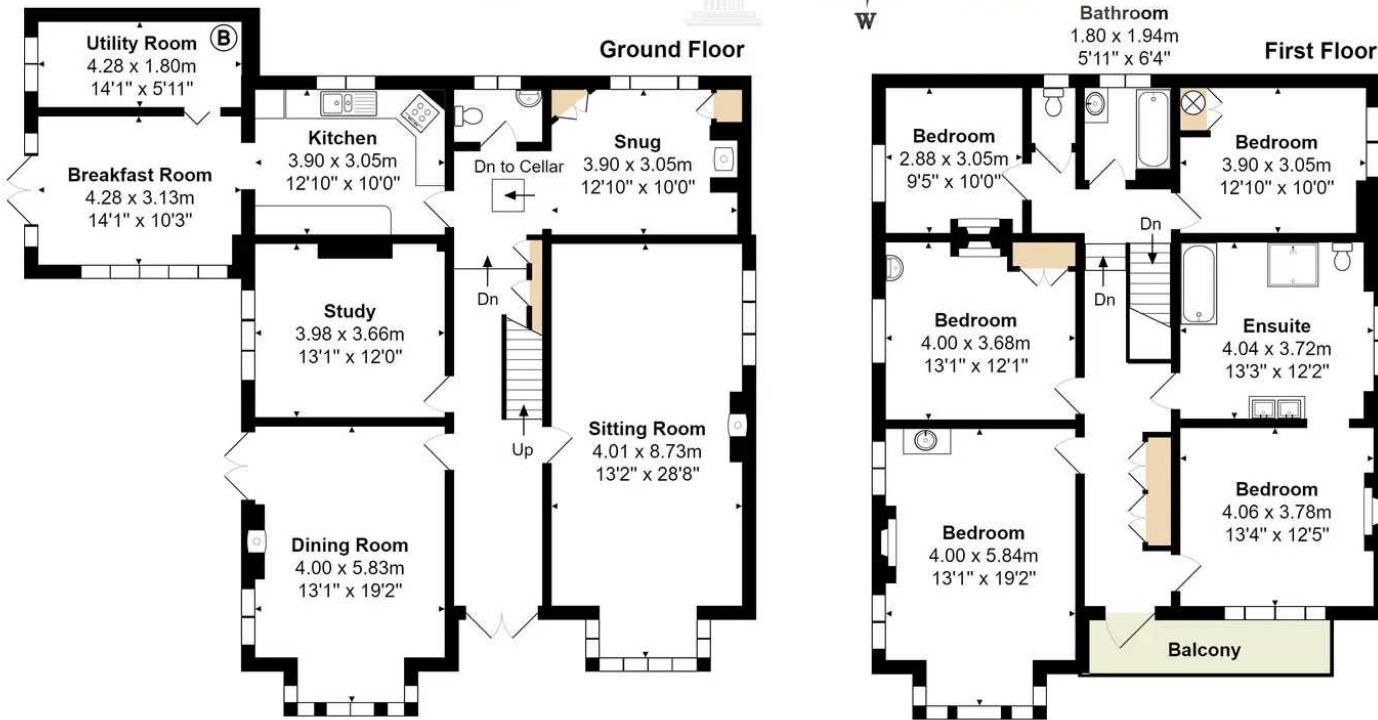
The village of Woldingham continues to be extremely popular offering a tranquil country setting away from the bustle of the City yet within easy commuting distance. Noted for the popular Woodlea Primary School and highly rated Woldingham Girls School, the village has an active community at its heart.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







(Not Shown in Actual Location/Orientation)



**The Old Manse, Lunghurst Road, Woldingham**

Total Area: 261.1 sq m ... 2810 sq ft (excluding double garage, garage, cellar, balcony)

All measurements are approximate and for display purposes only.





## Fine & Country

Estates Office, 7 The Crescent Station Road, Surrey - CR3 7DB

01883 653040

[woldingham@fineandcountry.co.uk](mailto:woldingham@fineandcountry.co.uk)

[www.fineandcountry.co.uk/woldingham-oxted-and-purley-estate-agents](http://www.fineandcountry.co.uk/woldingham-oxted-and-purley-estate-agents)