



Park View Road, Woldingham - CR3 7DH

Guide Price £3,500,000

FINE & COUNTRY





## Park View Road

Woldingham, CR3 7DH

Set within a tranquil landscape, this remarkable home looks south across a sweeping valley of ancient broadleaf woodland. From dawn to dusk, the views shift with the seasons, offering a rare sense of sanctuary, just 30 minutes from central London.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Complete Refurbished Throughout
- Breath-Taking Southerly Views across Marden Park
- Completely Secluded Three Acre Plot
- Underfloor Heating & Bi-Folding Doors
- Six En-Suite Bedrooms, four with Dressing Rooms
- Gym With Separate Access
- Detached Triple Garage with One Bedroom Self Contained Annexe Above
- Extensive Level Lawns & South Facing Terracing With Glass Ballustrading







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A truly outstanding six-bedroom, six bathroom detached family residence, combining annexe accommodation nestled within a quiet location, off one of the areas premier private avenues.

Commanding breath-taking views over Marden Park and approached via a long-gated driveway, this perhaps understated exceptional residence has been comprehensively refurbished throughout to a discerning standard, offering flexible and beautifully appointed accommodation arranged over three floors.

Upon entering, a fully glazed front door leads from a welcoming entrance porch and a striking reception hall featuring original-style parquet flooring, a galleried staircase and landing above, a large feature window overlooking the front courtyard, and stylish column radiators.

The drawing room is a bright, double aspect space with bi-fold doors opening onto the rear terrace and a large picture window to the side garden, complemented by a feature display wall with integrated lighting and the original wood and stone fireplace with wood burning stove

A separate study overlooks the front courtyard and is finished with natural coir carpet and a feature wall unit with space for a TV.







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The heart of the home is the magnificent kitchen, dining and living space - designed for modern family life and entertaining. Provencal-style flooring by Mandarin Stone runs throughout, complete with underfloor heating. The room opens to the rear terrace through two sets of bi-fold doors, framing green views across Marden Park. The bespoke handmade kitchen includes solid wood cabinetry, a large island unit with seating, double breakfast cupboard with built-in coffee machine, a larder cupboard, and stone composite worktops. High specification appliances include two Miele pyrolytic ovens, Miele gas hob and extractor, two Neff dishwashers, and a Fisher & Paykel larder fridge/freezer. The dining and family area is centred around a wide Stovax wood-burning stove set within a feature wall with TV space and display niches. Adjacent to the kitchen is a walk-in pantry and a practical boot room, which is fitted with a full range of custom storage cupboards and has a door leading to the front garden.



The first floor is home to a stunning principal suite with far-reaching views, an indulgent en-suite bathroom featuring a Lusso Stone freestanding bath with waterfall tap and handheld shower, a double Lusso Stone vanity unit, a walk-in rain shower, and underfloor heating. Stairs from the bedroom lead up to a beautifully fitted dressing room with a roof window and glass balustrades.



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There are two further spacious bedroom suites, each with their own dressing room and Lusso Stone ensuite, plus two additional ensuite bedrooms on this level, all finished to the same high standard. The sixth bedroom suite, approached via a separate staircase from the galleried landing is a dual-aspect room with its own ensuite shower room and walk-in shower room and dressing area.

From the front courtyard, a separate entrance leads to a large 36-foot gym, perfect for home workouts or a personal studio. The property also benefits from a detached triple garage which includes a self-contained annexe-ideal for guests, extended family or use as a home office or studio.

The grounds are a particular feature of the property: Extending to around three acres the tall pines conjure a Mediterranean sense and ambience. An extensive terrace faces due south and spans the rear of the property providing sun lounging and informal dining space within the loggia. Discreet lighting illuminates the elevations and steps lead down to a large level lawn, more than adequate for a wedding marquee and general entertaining against a beautiful valley backdrop. Looking up beyond a planted bank the scale of the property can be appreciated.





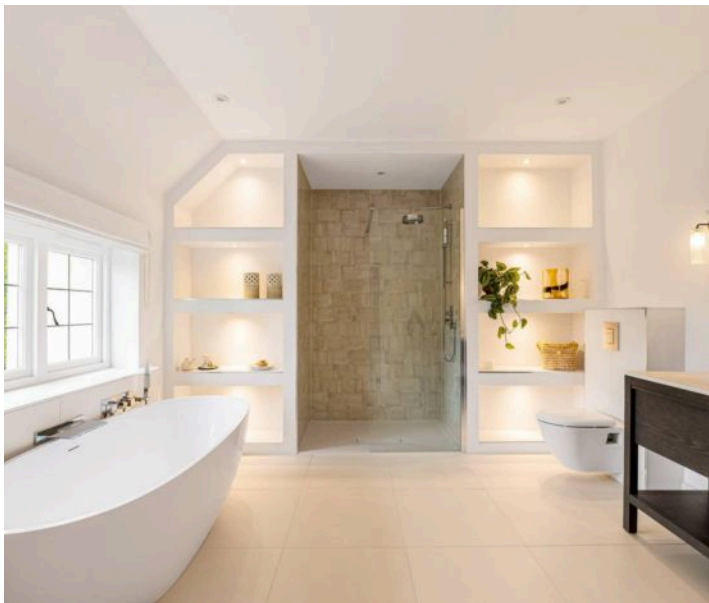


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Combining peace, privacy and rural views with excellent access to Woldingham's Village amenities, highly regarded schools and fast transport links into London. An exceptional home in an exceptional setting.

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. 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. Also, within easy reach is Oxsted Town Centre with its wealth of boutiques, pubs, restaurants, leisure facilities and the Everyman Cinema. The M25 London Orbital motorway (Junction 6) is only 4 miles distance.











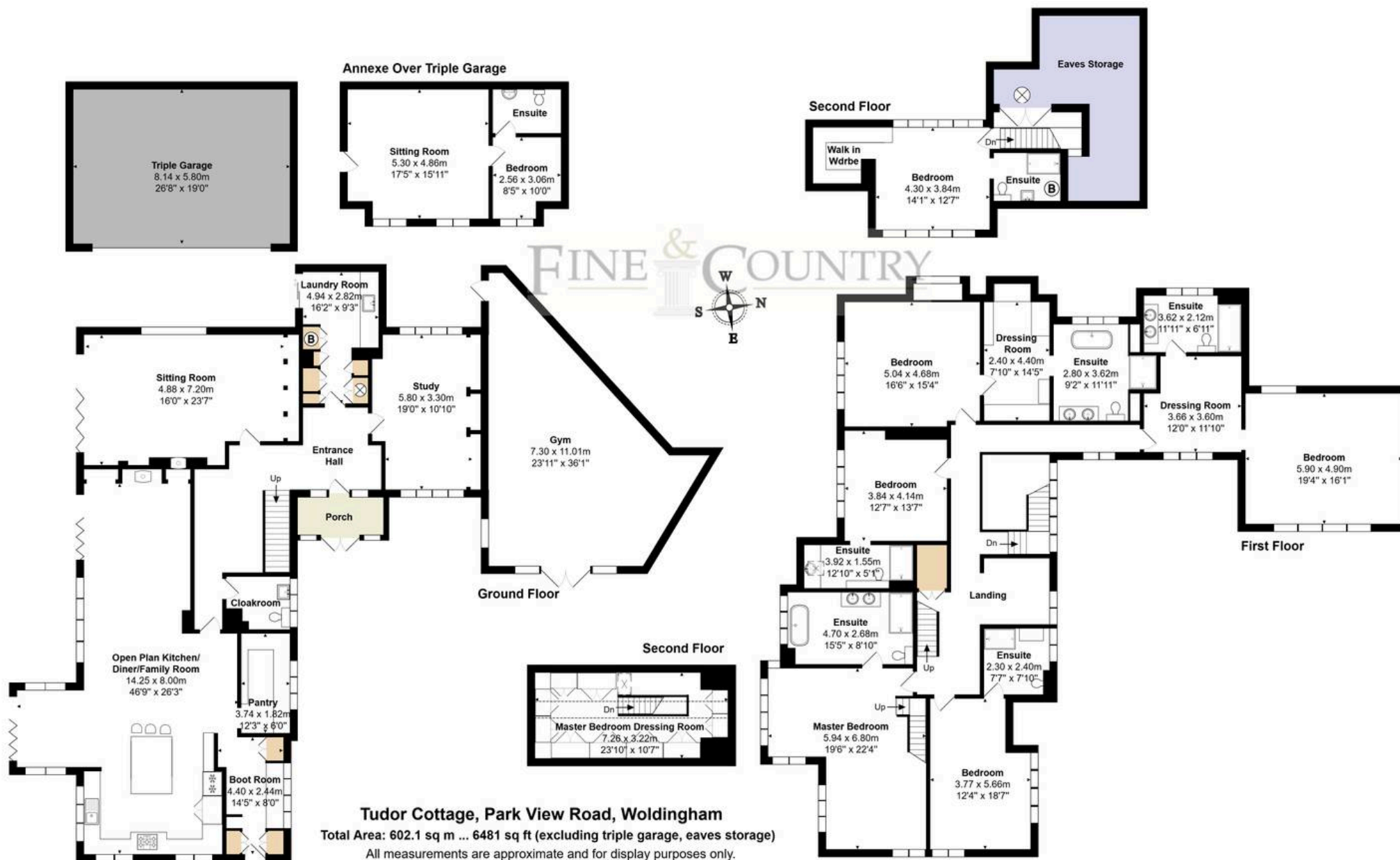
















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