



High Pines Lunghurst Road, Woldingham - CR3 7EJ

Guide Price £1,200,000

FINE & COUNTRY





High Pines Lunghurst Road

Woldingham, CR3 7EJ

End of Chain - A well presented, 4/5 bedroom, 3/4 reception room, detached family residence, situated within the heart of Woldingham Village being within easy flat walking distance of the local shops. Woldingham station is a short walk away, providing access to central London within 30 minutes. Half acre grounds.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Versatile Accommodation over Two Floors
- Central Village Location
- Wide Plot
- Open Plan Kitchen/Dining Room
- Double Aspect Lounge with Raised Terrace
- Study
- Principle Bedroom with Ensuite & Dressing Room
- Ample Off Road Parking





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A well presented, 4/5 bedroom, detached family house standing on an established plot of approximately half an acre in the heart of our wonderful North Downs Village. The property features bright and spacious accommodation arranged over two floors and has been updated in recent years to provide modern décor throughout. With flexible living space to the ground floor, featuring a spacious entrance hall with cloakroom, fully fitted, spacious kitchen/dining room with sliding doors to the rear terrace overlooking the gardens beyond. The double aspect, 19ft lounge has french doors leading to the raised terrace to the rear, being a double aspect room, flooded with light and a cozy woodburning stove for those winter nights. Leading from the utility end of the kitchen, there is access to a double aspect study, for those wishing to work from home or it would make an ideal family room/playroom. Rising to the first floor, the spacious landing with four double bedrooms off, including a master bedroom with the benefit of a well-equipped dressing room and an en suite bathroom with bath, shower enclosure, basin, wc and storage. The three further bedrooms are also well-proportioned and share a family bathroom with shower screen and an arched feature window.





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Outside, the house sits within grounds of some half an acre, which wrap around the property providing a good degree of privacy with mature trees to the boundary. The front garden has a lawn, flowerbeds and shrubs and a brick-paved drive providing ample off street parking. The rear garden is equally secluded with a variety of mature trees and features an elevated terrace accessible from the three principal rooms and ideal for enjoying the garden and outdoor living in the summer months. The remainder is laid to lawn with mature trees and shrubs including a mature pine. Seating area, stepping stones and storage beneath the terrace.

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.





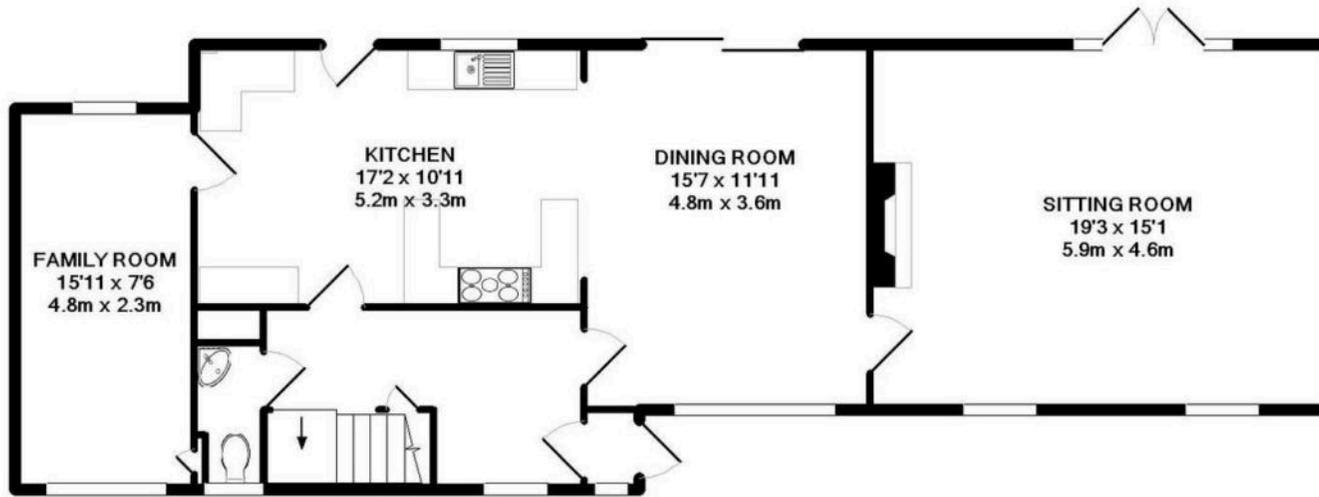
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There is easy access to surrounding Green Belt countryside with a network of footpaths and bridleways. Woldingham Station offers a frequent service direct to London Victoria and London Bridge (approximately 35 minutes) and Blackfriars, City Thameslink, 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.







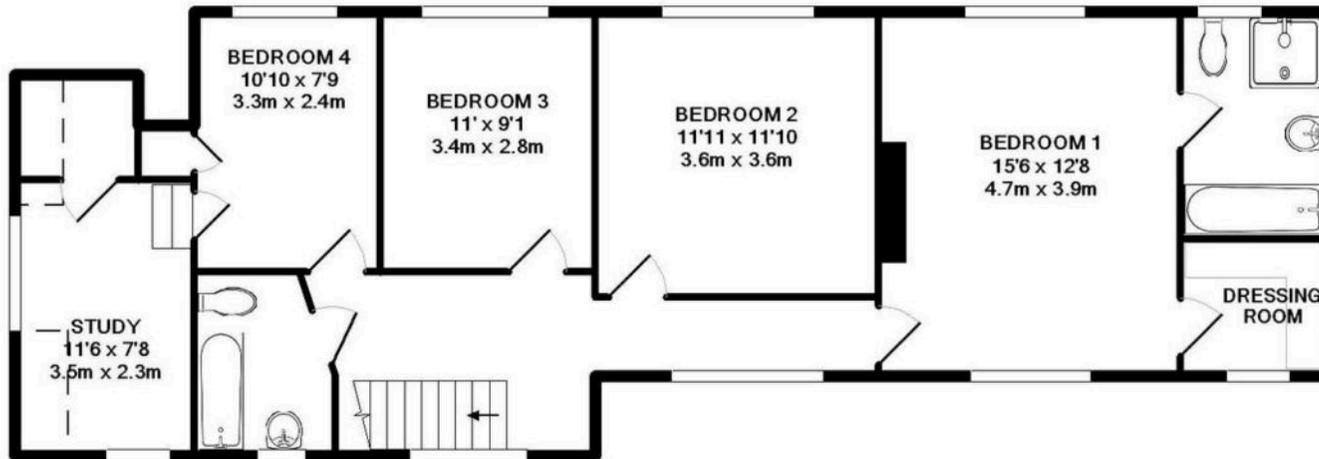
FAMILY ROOM
15'11 x 7'6
4.8m x 2.3m

KITCHEN
17'2 x 10'11
5.2m x 3.3m

DINING ROOM
15'7 x 11'11
4.8m x 3.6m

SITTING ROOM
19'3 x 15'1
5.9m x 4.6m

GROUND FLOOR



BEDROOM 4
10'10 x 7'9
3.3m x 2.4m

BEDROOM 3
11' x 9'1
3.4m x 2.8m

BEDROOM 2
11'11 x 11'10
3.6m x 3.6m

BEDROOM 1
15'6 x 12'8
4.7m x 3.9m

STUDY
11'6 x 7'8
3.5m x 2.3m

DRESSING ROOM

1ST FLOOR

TOTAL APPROX. FLOOR AREA 2034 SQ.FT. (189.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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