

WOLDINGHAM

CATERHAM, SURREY

Guide Price £1,750,000 Freehold

JACKSON-STOPS

GREEN HOLLOW
LUNGHURST ROAD, WOLDINGHAM, CATERHAM, SURREY, CR3 7HF

A SECLUDED FOUR-BEDROOM FAMILY HOME WITH A SELF-CONTAINED TWO-BEDROOM ANNEXE, SET WITHIN APPROXIMATELY 0.65 ACRES OF BEAUTIFULLY ESTABLISHED PRIVATE GROUNDS IN THE HIGHLY SOUGHT-AFTER NORTH DOWNS VILLAGE OF WOLDINGHAM.



DESCRIPTION

The original detached cottage dating from the 1930's 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 sitting room with 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.

Internally, a split-level entrance hall sets a refined tone, providing a natural flow to the principal living spaces. The double aspect sitting/dining room is particularly impressive, split-level room centered around a fireplace and opening via French doors onto the gardens, with woodland beyond. A separate den/snug offers a more intimate setting, while a practical utility/boot room, finished with quarry tiled flooring provides direct access to the garden. 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 first floor provides the principal bedroom, which enjoys charming views across the rear garden and is complemented by a dressing room and an en suite bathroom. Two further bedrooms are served by a well-appointed shower room with electric underflooring. 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.

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.

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 plentiful 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.

SITUATION

Located in a highly sought after position in what is considered to be one of Surrey's most sought-after villages, yet within the M25 and under twenty miles to Central London. With an active community, Woldingham continues to be a highly prized location and enjoys various local sports clubs including tennis and cricket and a village shop with Post Office. There are two golf clubs nearby – North Downs and Woldingham – along with many rambling walks crisscrossing the North Downs. The choice of schooling in the area is superb and includes Woodlea Junior School in the heart of the village and Woldingham School for Girls, as well as being well placed for Oxted School, Hazlewood Preparatory School, Caterham School, Lingfield College, Sevenoaks School and the Croydon schools – Whitgift, Croydon High School for Girls and Trinity. Oxted town centre is approximately 3.2 miles away and has an excellent range of supermarkets and boutiques, along with cafes, restaurants, an Everyman cinema and a leisure centre. Woldingham Station is about 1 mile from the house and has swift services in to London Victoria (34 minutes) and London Bridge (32 minutes). Junction 6 of the M25 is just 4 miles distant giving easy access to the international airports of Gatwick and Heathrow and the Channel Tunnel.





VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01883 712375

DIRECTIONS

Postcode: CR3 7HF
What3words: select.flags.exists











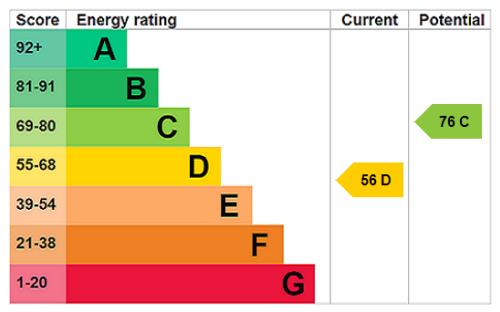


PROPERTY INFORMATION

- Services: All main services
- Local Authority: Tandridge District Council
- Council Tax band: G
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.





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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