



**Pollesteyn - Lunghurst Road, Woldingham –
CR3 7EJ**

Guide Price: £1,600,000

Freehold

Pollesteyn - Lunghurst Road, Woldingham, CR3 7EJ

Originally built in 1984 this delightful property combines a European energy efficient design maximising light to provide a spacious interior floor area with windows and doors orientated toward the east capturing the morning light rising beyond the hillsides.

The comfortable and well-maintained accommodation has many features and all rooms are arranged off two large reception halls and the first-floor galleried landing.

On the ground floor a large brick faced Inglenook fire place houses an attractive log burner forming a focal point to this beamed room which interconnects to a Dining area and open plan kitchen. The accommodation is very adaptable: The ground floor study can be used as a bedroom which is served by the ground floor shower room.

As the floorplan depicts the large rear terrace can be accessed from the Lounge and Dining rooms and side access can be gained via the utility room. The first-floor landing gives way to 4 bedrooms although the house was originally planned and built with 5 bedrooms. The largest was later formed from two of these and today the owners benefit from the space this has created.

All bathrooms have been modernised within the last 10 years and the two En-suites include a bath and separate shower. There is a Jacuzzi bath fitted to the principal suite which also includes a dressing room.

Lift

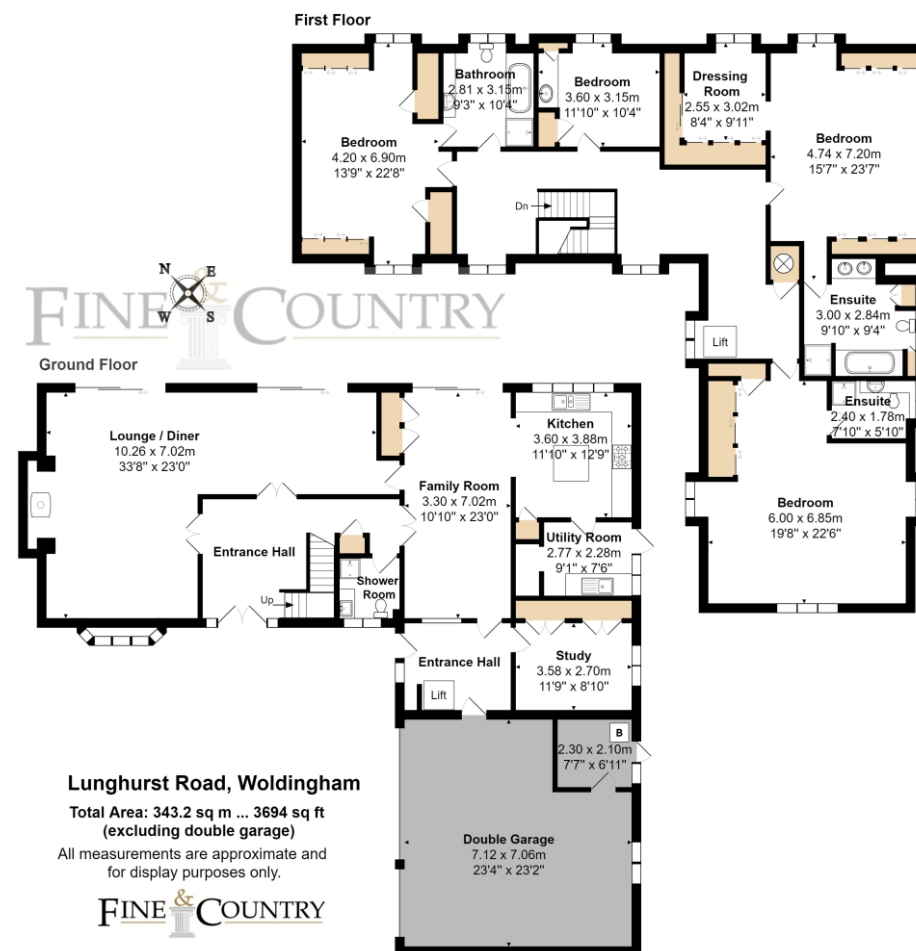
Uniquely, the house also incorporates a discreet lift from the secondary reception hall enabling disabled access to the first-floor landing. The energy performance rating is a 'C' by virtue of the timber framed construction, insulation efficiency and the addition of Solar panels which were added to the south facing roof slope in 2014.

Outside

Standing within a plot of over half an acre the house benefits from an extensive brick terrace which affords almost 180-degree uninterrupted views toward fields and the rolling Surrey hills capturing awe inspiring sun rises. The right-hand boundary is dense and affords privacy whilst the sweeping lawn is open to the left-hand side. To the front there is a carriage drive with access rights and ample parking to the front of a large triple garage with interior access to the house. The house is centrally heated and double glazed and has mains drainage. Council Tax band H.

Surrey County Council accept that Lunghurst Road is an adopted public highway, which means it is maintained by the Highway Authority.

Council Tax Band: H – Freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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