



**Hollies, Lunghurst Road, Woldingham, Caterham,
Surrey, CR3 7EG**

Guide Price: £1,500,000

Freehold

Hollies, Lunghurst Road, Woldingham, Caterham, Surrey, CR3 7EG

Situated within the heart of the idyllic village of Woldingham, in a tucked away position, having been completely refurbished and renovated by the current owners, and standing in a plot of half an acre, the property extends to 3476 square feet, designed and fitted to a contemporary style, offering excellent accommodation over two floors.

The open plan accommodation to the ground floor offers a spacious reception hall with two rooms off, currently used as a home office and gym. Plus, there is a shower room, giving the option of two more bedrooms to the ground floor if required. The main reception room is a spacious, double aspect room, being open plan to the kitchen/dining room. There is a door to the conservatory, which has planning permission in place to replace with an orangery.

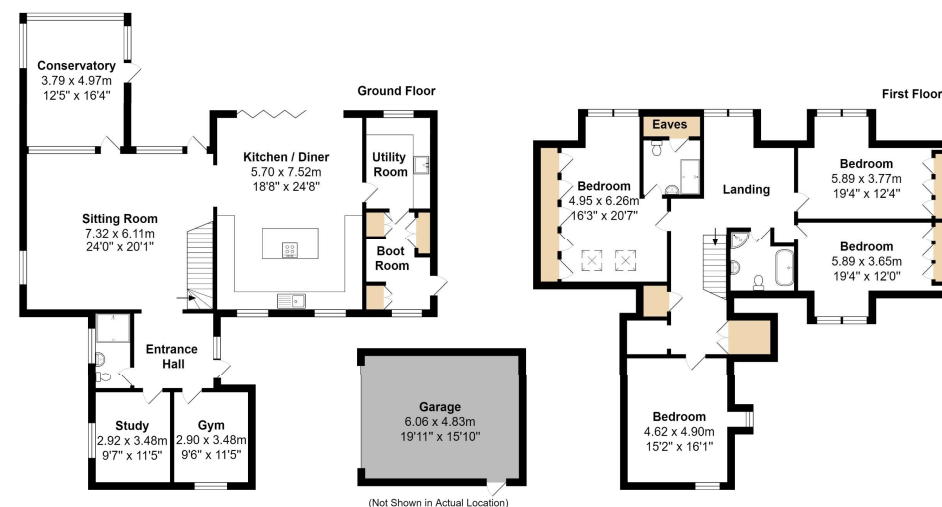
The hub of the house is the kitchen/dining room with bifolding doors overlooking the rear garden. Fitted with an in-frame Howdens solid wood kitchen with quartz worktops with integrated appliances to include two ovens, wine fridge, dishwasher and space for American style fridge/freezer. The large central island offers space to sit and entertain as well as ample storage and the Airforce induction hob with integrated extractor. The similarly fitted utility room is of a decent size, well fitted with ample cupboards and space and plumbing for a washing machine and tumble dryer. Adjacent is an extremely useful boot room, ideal for ruddy dogs and football boots!

Rising to the first floor via the newly fitted, glass panelled, contemporary open tread staircase, which opens out to a large landing offering additional living space with a feature window overlooking the rear garden. The principal bedroom suite has a good selection of built in wardrobes, a feature window overlooking the garden and a well fitted ensuite shower room with walk in rain shower. Bedrooms 2 & 3 and 4 are of similar size, two with fitted wardrobes and sharing the family bathroom with a walk-in shower as well as a bath.

OUTSIDE

The property is approached via a driveway leading to a double garage, with the area in front offering ample off road parking. There is also a pedestrian pathway leading from the road and from the garage to the front door. The gardens wrap around the property to all sides offering mature trees, shrubs, lawns and views to the front aspect. Garden store and greenhouse.

DOUBLE GARAGE: Up and over door, power and light.



Hollies, Lunghurst Road, Woldingham

Total Area: 323.0 sq m ... 3476 sq ft

All measurements are approximate and for display purposes only.

- Freehold
- Council Tax Band G





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(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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Disclaimer

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