



Conewood, Upper Court Road, Woldingham - CR3 7BF

Guide Price £2,250,000

FINE & COUNTRY



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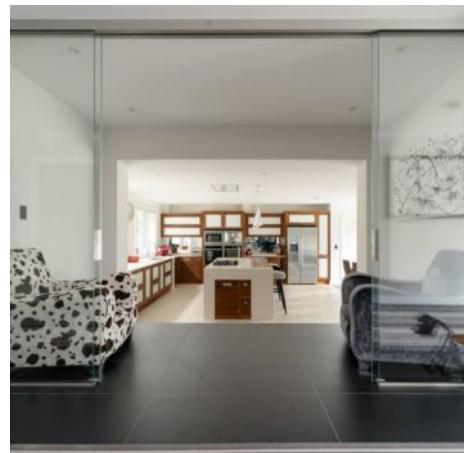
Situated in a highly sought-after location, this exquisite 5-bedroom detached house offers a host of luxurious features that are sure to captivate the most discerning of buyers. This property truly encompasses luxury living at its finest and offers a unique opportunity to own a residence of unparalleled elegance and sophistication. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Completely Refurbished Throughout
- Underfloor Heating
- 'Ripple' Bathrooms
- Open Plan 'Crabtree' Bespoke Double Aspect Kitchen/Dining/Family Room
- Glass Contemporary Internal Sliding Doors
- South Facing Flat Plot with Swimming Pool
- Security Gates to Front Garden
- Lutron Lighting Control System
- Walkable, Electric, Child Safety Pool Cover
- Bespoke, Automatic Front Gate





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Situated in a coveted location, this immaculately presented 5-bedroom detached house radiates luxury and sophistication. Having recently undergone a comprehensive refurbishment, every aspect of this property exudes a flawless combination of contemporary design and timeless elegance.

Upon entering, one is immediately greeted by the warmth of underfloor heating that extends throughout this area and also the kitchen/dining/family area, ensuring a comfortable living environment year-round. The property boasts 'Ripple' bathrooms, a testament to the meticulous attention to detail evident in every corner of this stunning residence.

The heart of the home, the open plan 'Crabtree' walnut solid wood bespoke double aspect kitchen/dining/family room, is a masterclass in modern living. With sleek finishes and top-of-the-line appliances, to include coffee machine, three ovens, American fridge/freezer and dishwasher, this space is a true haven for both aspiring chefs and entertainers alike. The integration of glass contemporary internal sliding doors as well as large sliding patio doors effortlessly merges indoor and outdoor living, providing a seamless flow throughout. Large sliding glass doors open out to the fantastic pool area and gardens beyond.





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The central island unit, complete with a convenient hot tap, makes a perfect social area, as well as the spacious dining area, making this the ideal area for hosting gatherings. A door leads to a utility room equipped with plumbing for a washing machine and tumble dryer, along with access to a handy courtyard area that leads to the garage.

For moments of relaxation and unwinding, the property boasts a snug with sliding doors that open to the secluded and secure front garden, providing a peaceful retreat. The double aspect formal lounge is bathed in natural light and features sliding doors that lead to the front garden, creating an inviting space for entertaining guests or simply enjoying quiet evenings at home.

Ascending to the upper level from the long and spacious Reception Hall, featuring a shaped polished wood floating staircase that gracefully fans out towards the top, complemented by glass balustrading. From the light and airy landing, a hatch to the large boarded loft, with potential for further conversion under the certificate of lawfulness, presents a further versatile space ready to be tailored to your desires, if required.





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The master bedroom is a sanctuary of tranquility, offering large glass sliding doors that open to a Juliet balcony with views overlooking the pool and gardens beyond. The luxury ensuite is a true masterpiece, featuring a vast walk-in wet room shower and yet another Juliet balcony offering vistas of the rear garden.

A guest suite is adorned with two sets of sliding patio doors that lead to a Juliet balcony overlooking the secluded rear garden and pool. The adjoining bathroom boasts both a walk-in rain shower and a sumptuous bath, providing the ultimate in relaxation and comfort. To complete the first-floor accommodation, there are three further double bedrooms, two offering ensuite facilities and the third double bedroom/study for those working from home.

The south facing flat plot boasts a shimmering swimming pool, offering a private oasis for relaxation and entertainment. This outdoor haven allows for al fresco dining with the bbq and pizza area, lounging and recreation, perfect for enjoying the tranquil surroundings of this exclusive property, as well as the outdoor chill out area with gas flame fire. Extensive level lawns are flanked by mature Cedar trees, all offering peace and seclusion in your half an acre plot. Additional amenities include a workshop and garden store, catering to all your storage and DIY needs.





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Ensuring privacy and security, the property is equipped with security gates at the entrance to the front garden, providing peace of mind for residents and offering an added layer of exclusivity to the home. The large single garage has remote operated roller door with power and light and personal door to side courtyard area with a handy door to the utility room.

In conclusion, this exceptional property presents an unparalleled opportunity to reside in a residence that has been meticulously designed and finished to the highest standards. With a seamless blend of modern amenities and classic elegance, this home embodies the epitome of luxury living. For those seeking a lifestyle of refinement and comfort, this property offers an unparalleled opportunity to embrace a life of sophistication and style.





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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. 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.









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