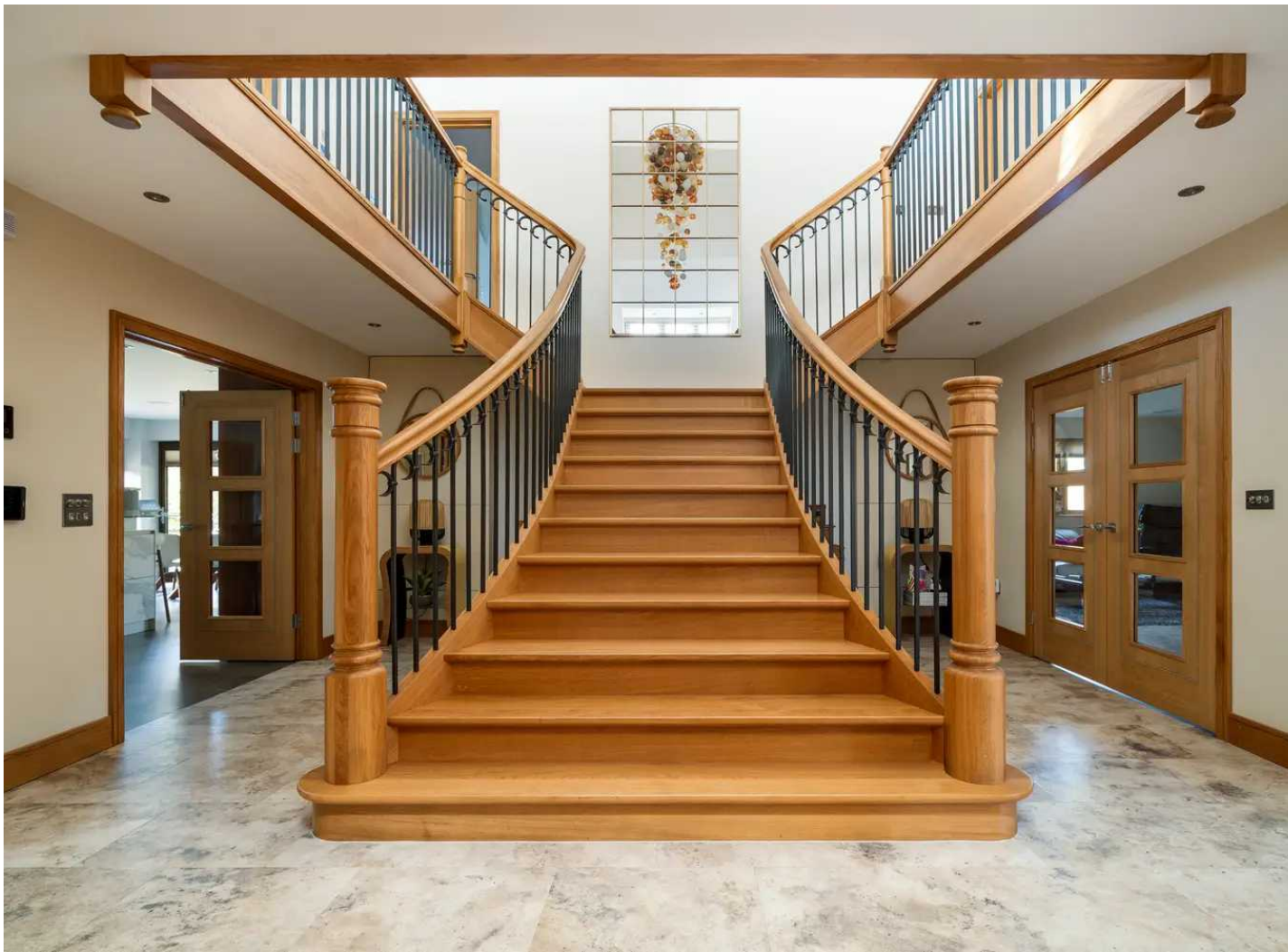




Cedro, Lunghurst Road, Woldingham, CR3 7EG -Price: £2,000,000

Guide Price £2,000,000

FINE & COUNTRY



## Cedro Lunghurst Road

Woldingham, Surrey CR8 7EG

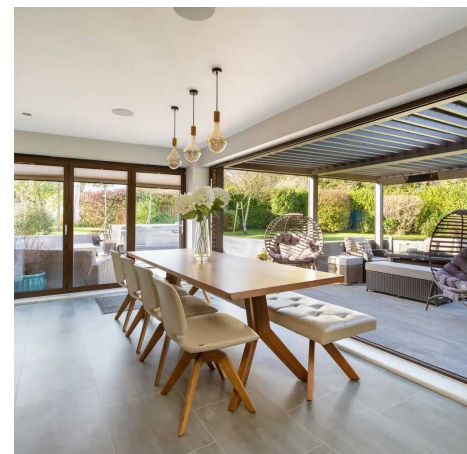
An impressive, 21st Century family home built in 2017 to the owners specification with beautiful views to the front, the house extends to some 4,200 square feet on a level, half acre plot, close to the Village Centre. Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Central Village Location
- Built 2017 to a High Specification
- Master Bedroom With 'His & Hers' Ensuite
- Open Plan Kitchen/Family/Dining
- Bifolding Doors to Al Fresco Area
- Underfloor Heating Throughout
- Grand 'Gone with the Wind' Solid Oak Staircase
- Galleried Landing
- Ground Source Heat Pump
- Audio & Entertainment System with Ipad Controls
- Glass Sliding Door Internal Walls Creating Open Plan Living
- Garaging & Off Road Parking





## Cedro Lunghurst Road

Woldingham, Surrey CR3 7EG

Built in 2017, this impressive two storey family home, offering 4 bedroom suites, having been designed and built by the current owners to a very high specification. Set within approximately half a mile of Woldingham Village Centre, the property has been styled in a contemporary fashion and includes many twenty first century technologies such as underfloor heating throughout, audio and entertainment system with Ipad controls, a ground source heat pump and electrically operated window blinds, all standing within level grounds of half an acre. With tall ceilings, bifolding doors and large windows, the property provides light and open plan family living, cleverly separated by sliding glazed walls in some areas, as well as four luxurious bedroom suites on the first floor.

Reception rooms lead off from the wide reception hall which has a tiled floor and distinctive solid oak central double staircase. The kitchen/dining/family room forms the hub of the house creating an open plan triple aspect space with two sets of bi-folding doors on two sides leading out to a recently fitted rota louvered pergola, opening out this social space for outdoor gatherings no matter the weather. Its innovative design offers shelter from the scorching sun and a cozy retreat during sudden showers, ensuring every moment outdoors is a delightful one, no-matter what the season. A range of wall and floor cabinetry in a high glass and timber, contemporary finish with integrated appliances by Siemens that include a wine fridge, induction and gas hobs, coffee machine, hot water tap and four ovens. .



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

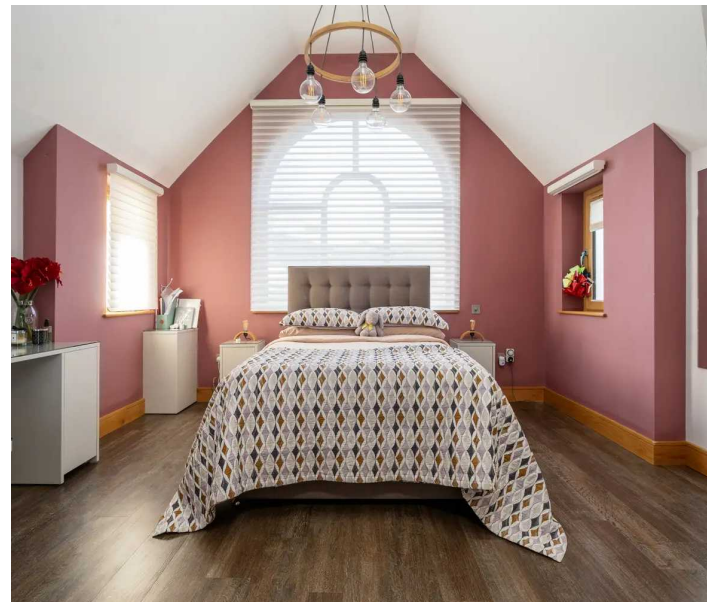
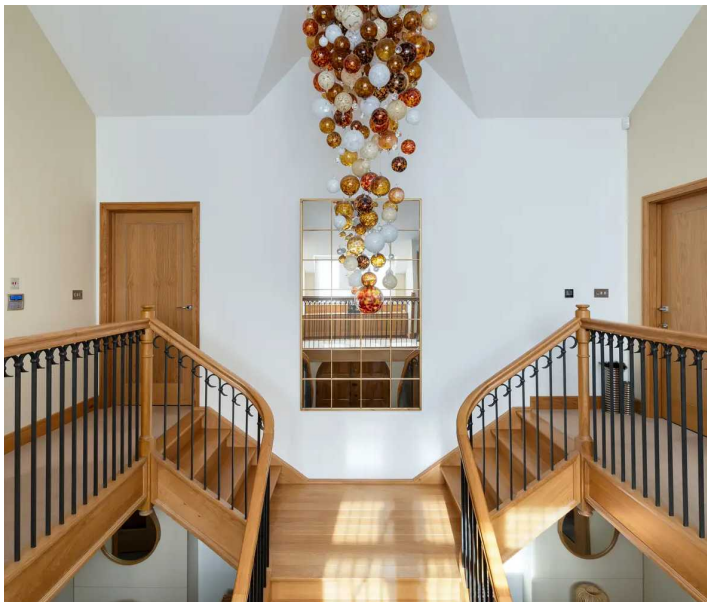


## Cedro Lughurst Road

Woldingham, Surrey CR3 7EG

The kitchen is then open plan to the sitting room which has bifolding doors and a gas fire. This room is then divided by a glass sliding wall, leading to the formal lounge, currently used as a family room, with a feature brick wall. The final reception room to this level is the study, currently used as a gym with a mirrored wall..

Rising to the first floor via the double staircase to a fully galleried landing, featuring a beautiful central chandelier. The master suite currently features 'his' and 'hers' ensuite facilities and two fully fitted dressing areas with a wide selection of wardrobe cupboards. This fine room occupies one complete side of the property with double height windows offering breathtaking views of surrounding countryside. All the ensuites feature walk in wet room style rain showers, are fully tiled with underfloor heating and all but one bedroom have fitted wardrobes.



### OUTSIDE

Standing in grounds of half an acre. Remote operated security gates lead to a large block paved driveway with central turning circle providing ample off road parking and turning areas. Two large single garages with a central walk/drive through feature. The grounds to Cedro surround the property to all sides providing well screened sunny aspects. There is an abundance of mature planting creating year round interest to include olive trees, majestic cedars, laurel and beech hedging and extensive lawns, with low retaining brick walls, a wide terrace and herbaceous borders.

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



## Cedro Lunghurst Road

Woldingham, Surrey CR3 7EG

Hot tub, paved patio areas to two sides of the property, wrapping around the kitchen/family/sitting/dining room with the louvered pergola with outdoor heaters and trellising. Pitch and putting green. Services include: mains, electricity, ground source heat pump, mains drainage.

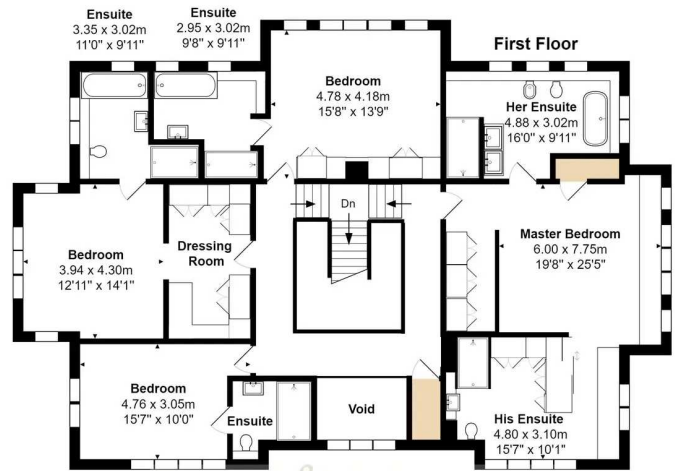
### SITUATION

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 Junior 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, a short walk from the house, offers a convenience store & post office serving most daily needs, a saddlery & repairs and servicing garage. Local amenities include golf at Northdowns and The Woldingham golf clubs, tennis, cricket, amateur dramatics and other societies/groups, together with horse riding facilities. There is easy access to surrounding Green Belt countryside with its network of footpaths and bridleways. Woldingham Station offers a frequent service direct to London Victoria (approximately 35 minutes) and, changing at East Croydon, to other London stations including London Bridge, Blackfriars, City Thameslink, Farringdon & St Pancras and via Clapham Junction. The M25 London Orbital motorway (Junction 6) is only 4 miles distance.

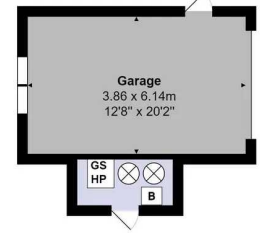
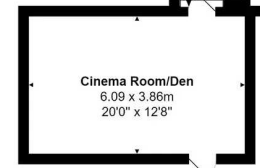
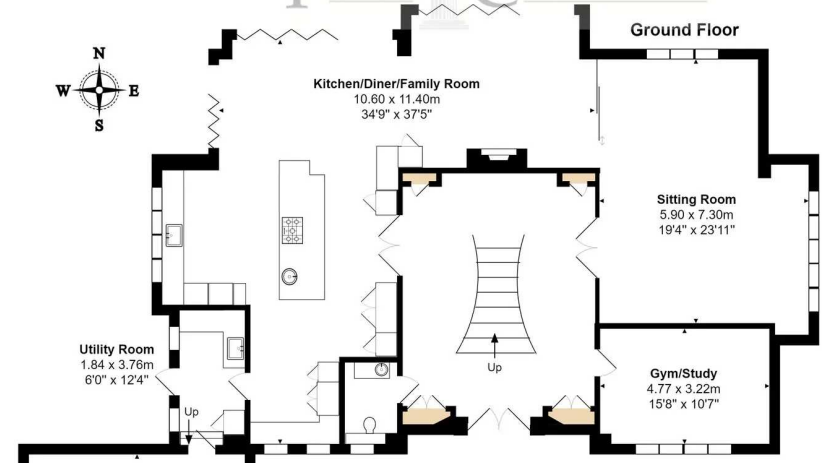


The village of Woldingham continues to be extremely popular offering a tranquil country setting, away from





FINE & COUNTRY



**Cedro, Lunghurst Road, Woldingham**

**Total Area: 392.1.0 sq m ... 4220 sq ft (excluding garage)**

All measurements are approximate and for display purposes only.

FINE & COUNTRY



## Fine & Country

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