



HIGHWOLD, PARK VIEW ROAD, WOLDINGHAM



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A rare opportunity to build a bespoke home on one of the largest plots in Woldingham covering in excess of an acre and with planning permission (2025/472) in place for over 6000ft2 of living space.

			EPC
5-6	5	4	TBC
			

Local Authority: Tandridge District Council
Council Tax band: TBC
Tenure: Freehold



THE PROPERTY

The planning permission is in place to extend and update the existing building to a high standard which would cover approximately 6000ft² of living space together with a new three berth garage and excellent office/gym building in the grounds of approximately 1000ft². A winding driveway will make its way through the plot from an extensive frontage on park view road.

The new property will be centered around a set of light and bright open plan living spaces with access out into the garden and the exterior entertaining space. A swimming pool and west facing terrace link with the garden forming the majority of this 1.2 acre plot. The plans then are set for six bedrooms, most with the facility for en suite bathrooms. The plans then also include a three berth garage and gym/summer house.





LOCATION

The plot is located in the popular village of Woldingham, nestled within the Surrey Hills Area of Outstanding Natural Beauty, which is ideally placed for access into London with its own station (33 minutes to London Victoria) and easy access out onto the M25 giving a link to the airports at Gatwick and Heathrow, the Channel ports and the wider UK motorway network. The village offers two golf clubs – North Downs and Woldingham Golf Club – and is ideal for outdoor enthusiasts, with excellent walking, cycling, and riding trails across the Surrey Hills AONB. Families are spoilt for choice with some of the South East’s most prestigious schools nearby, including: Woldingham School (Independent day/boarding for girls, 11–18), Caterham School (Independent School of the Year Award TES 2024 day/boarding co-educational, 4–18) Hazelwood School and Nursery (Prep school, 9 months–13 years) and Sevenoaks School (World-renowned independent school, 11–18).





House - Gross Internal Area: 556.1 sq.m (5985 sq.ft)
Garage - Gross Internal Area: 39.2 sq.m (421 sq.ft) / Office / Gym - Gross Internal Area: 97.7 sq.m (1051 sq.ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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