

# Littleshaw, Camp Road, Woldingham

Guide Price £2,900,000

FINE & COUNTRY










# Littleshaw, Camp Road

## Woldingham, Surrey

Council Tax band: H
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Stunning Grade II Listed Arts & Craft Detached Residence
- 2.8 Acres of Landscaped Grounds to include Grass Tennis Lawn, Swimming Pool, Kitchen Garden
- Countless Original Features Over Three Floors
- Easy Walking Distance of Woldingham Station
- Scope To Improve Further With Over 8,000 SqFt
- Two Access Driveways
- End of Chain
- Home Office, Study and Gym
- Currently Configured as 6 Bedrooms - Easily Adaptable to Accommodate up to 10
- Garaging and Ample Off Road Parking for Numerous Cars







# Woldingham, Surrey

Built at the turn of the 20th Century by the celebrated architect Leonard Stokes as his private family home, Littleshaw is a remarkable example of the Arts and Crafts movement. This Grade II listed residence offers 8,000 sq ft of living space and masterfully blends period grandeur with modern family living.

Stepping through the grand entrance to the panelled Reception Hall, you are welcomed into a series of beautiful reception spaces, including two elegant sitting rooms — one opening onto a balcony — a formal dining room, a charming snug, and a glorious sunroom bathed in natural light. The main kitchen is complemented by a secondary kitchen, ideal for entertaining or hosting events, along with a walk-in larder, cloakroom, boot room, and guest WC. Every room to the rear of the property frames uninterrupted, world-class views of the countryside beyond — a constant reminder of Littleshaw's extraordinary setting. The Sitting Room with second kitchen and series of utility spaces, would make an ideal setting for a potential kitchen/dining/family room, taking full advantage of the stunning views to the South, along with a newly decked raised sun terrace, with steps leading down to the formal grounds.







# Woldingham, Surrey

The first floor features five generously sized bedrooms, four bathrooms, and a further vaulted, domed ceiling sitting room opening onto an expansive terrace, originally a Music Room for the residence. There is a large ensuite bathroom to this room, making it ideal as a Guest Suite or Principal Bedroom as required. What is currently used as the Principal Bedroom has a range of built in bedroom furniture, with one set of double doors concealing the walk in shower encloser with rain shower. The Study, adjacent to this bedroom, has plumbing in place to create an ensuite if required. Two excellent sized double bedrooms share the facilities of a newly refurbished 'Jack & Jill' bathroom, with the remaining two double bedrooms sharing the family bathroom. There is also a Study, Laundry Room and additional WC.
Rising to the top floor is home to a sixth bedroom, a large home office with some of the best views in the house, a home gym, and a further bathroom offering flexibility for modern lifestyles.

Throughout the home, high ceilings and large sash windows create an exceptional sense of light, space, and connection to the surrounding landscape. The current owners have configured the property as six bedrooms, but the space is easily adaptable to accommodate up to ten bedrooms if desired, offering exceptional flexibility for growing families or multi-generational living.







# Woldingham, Surrey

The overall effect is one of space, tranquillity and versatility, with the gardens offering something for every occasion—whether it be entertaining on a grand scale, family enjoyment, or peaceful moments immersed in nature. Offering two driveways to approach the property, ensuring ample off road parking for any occasion, a large double garage and a large single integral garage. Private drainage is supplied via a compliant cesspit.

LOCATION - Nestled within the Surrey Hills Area of Outstanding Natural Beauty. Woldingham is renowned for its picturesque scenery, outstanding schools, community spirit and easy access to London and major transport hubs. - Woldingham Station: served by Southern and Thameslink is a short 10 minute walk from the house - London Victoria and London Bridge: Under 40 minutes by train from Woldingham Station - Gatwick Airport: 20-minute drive - Heathrow Airport: 45-minute drive - M25 Motorway: accessible within 10 minutes drive - The towns of Warlingham and Oxted are just 10 minutes drive away and offer a range of major supermarkets, retail stores, recreational facilities, pubs and restaurants. 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.


WILLIAM MORRIS





























# Woldingham, Surrey

STEPPING OUTSIDE - The gardens at Littleshaw are a truly outstanding feature, extending to approximately 2.85 acres and having been thoughtfully landscaped to create a totally breathtaking and private oasis. Beautifully arranged to offer a variety of distinct areas, the grounds effortlessly combine formal lawns with vibrant spaces designed for both relaxation and entertaining.

A series of terraces and pathways lead you through the gardens, each revealing its own unique character and outlook. A newly designed slate terrace provides the perfect setting for morning coffee or evening drinks, while the extensive rear entertaining terrace enjoys breathtaking panoramic views across the surrounding countryside—ideal for hosting guests or simply unwinding at the end of the day. For recreation, the gardens are exceptionally well equipped, featuring an outdoor swimming pool and a latent grass tennis court, both set within their own attractive surrounds. A charming thatched summer house adds a touch of character and serves as a delightful retreat within the grounds.

CAMP ROAD, WOLDINGHAM, SURREY, CR37LH




FIRST FLOOR



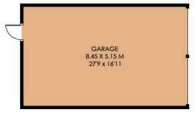

SECOND FLOOR




CELLAR




GROUNDFLOOR




GARAGE

GROSS INTERNAL AREA: 7546 sq ft, 701m$^2$
GARAGE: 698 sq ft, 65m$^2$
CELLAR: 432 sq ft, 40m$^2$
ATTIC: 63 sq ft, 6m$^2$
TOTAL AREA: 8744 sq ft, 812m$^2$

**SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION**




# Fine & Country

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