



Pine Coombe Shirley Hills CRO

£5,500 Per Month - Available 08/08/2016

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Beyond your expectations

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An attractive detached residence offering versatile accommodation, including two annexes and an indoor swimming pool, standing amidst secluded grounds in a private estate.

6 Bedrooms | 4 Bathrooms | Log Fire | Private Indoor Swimming Pool | Large Gated Drive | Private Road | Period Features.

Description

An attractive detached residence offering versatile accommodation, including two annexes and an indoor swimming pool, standing amidst secluded grounds in a private estate. This impressive family home offers spacious accommodation, with three reception rooms on the ground floor which include a dining room, conservatory and reception room. The fitted kitchen includes a less formal breakfast area that in turn leads to the garden. A separate studio apartment is located adjacent to the kitchen and includes an en-suite shower room, ideal as generous guest accommodation or a nanny flat. On the first floor are six double bedrooms with two featuring en-suite bathrooms as well as a separate bathroom for guests. The master suite boasts a stunning feature balcony that overlooks

the garden, that itself wraps around the house and is not overlooked and is extremely private. Lastly the indoor pool is located within the grounds of the house and is separate to the property itself.



Reception



Dining Room

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29 Station Avenue

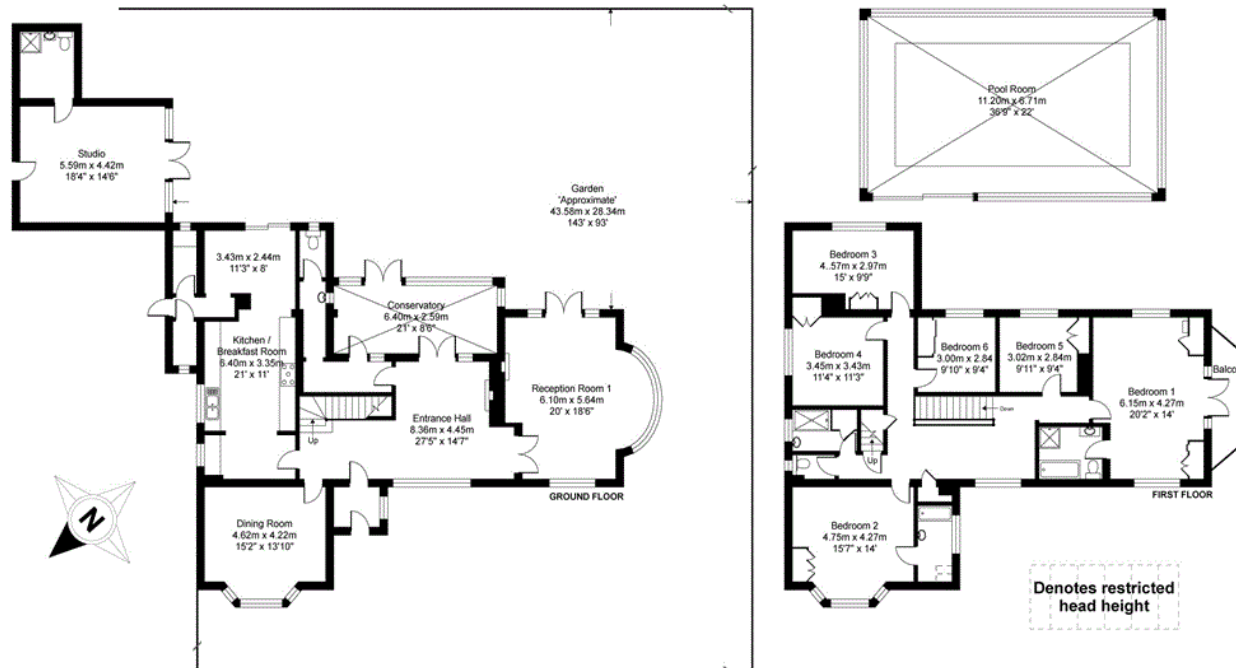
Caterham CR3 6LB

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Floorplan

Energy Performance Certificate (EPC)

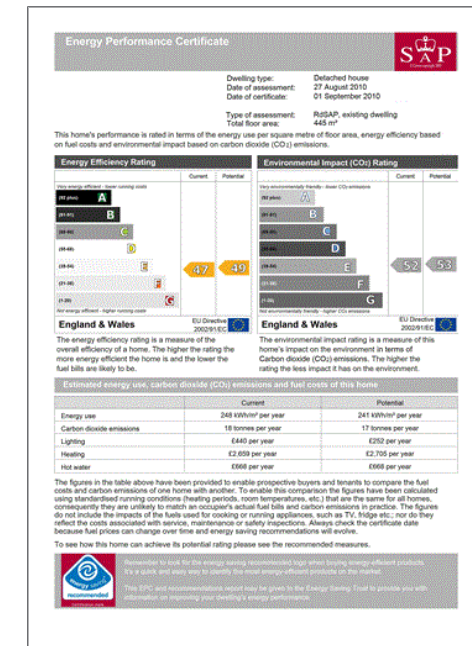


Chartfield, Pine Coombe, Shirley Hills, CR0

APPROX. GROSS INTERNAL FLOOR AREA 3153 SQ FT 292.9 SQ METRES (EXCLUDES OUTBUILDINGS)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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