



Rook Lane, Chaldon
Caterham, Surrey, CR3



Beyond your expectations

Spacious family home in wonderful landscaped gardens

Hamptons International

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4 Bedrooms | Kitchen/Breakfast Room | Cloakroom | Sitting Room | Dining Room | Study | Conservatory | Master Bedroom | Dressing Room | Ensuite Bathroom | Shower Room | Garage with Room above | Landscaped Garden

Guide Price £1,000,000 Freehold

Description

A spacious family home of 2714 Sq Ft set back from the road in beautiful landscaped grounds of 0.98 Acres. Additionally the property benefits from a double garage with room above, south facing rear garden and parking for ample cars.

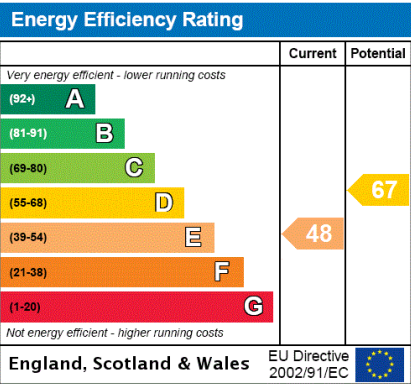
The property is well laid out with good balanced accommodation across two floors. The principle living and bedrooms benefit from being at the rear of the property and enjoy views across the delightful rear garden. The ground floor comprises an internal porch leading to an entrance hall with staircase to the first floor and access to the living rooms. The sitting room is light and airy and benefits from a brick feature fireplace with wood burning stove and access into the conservatory that benefits from under floor heating, both rooms have French doors that lead into the garden. The double aspect kitchen has under floor heating and a pretty window seat with space for a table to enjoy family meals. There is a good range of wall and base wooden cabinets with granite work tops, integrated dishwasher, fridge, freezer, double oven and 5 ring hob. There is a spacious dining room, family room/ occasional bedroom, cloakroom and study that completes the ground floor layout. Originally built as a four bedroom property, it has now been configured by the current owners as a three bedroom including a spacious master bedroom suite with double aspect dressing room and ensuite bathroom. A family shower room serves the remaining two bedrooms. The property offers a fantastic opportunity for extension subject to the usual consents.

Outside

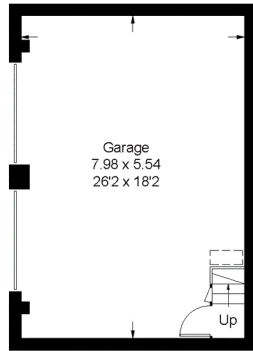
The property is approached over a large gravel driveway and is set well back from the road. There is ample parking and a detached double garage with plumbing for appliances, office above and is enclosed by mature hedging and fencing. Offering a high degree of seclusion and bordered by evergreen shrubs and trees, the delightful rear garden is of a good size with a level plot. To the rear of the house is a patio with oak framed gazebo ideal for summer entertaining. The garden is mainly laid to lawn with beech and laurel hedging to both sides. Herbaceous borders are stocked with spring and summer shrubs including rhododendrons, azaleas and there are mature cedar and eucalyptus trees.

Location

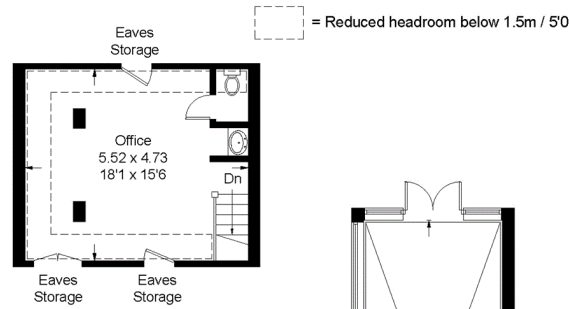
The property is located in Chaldon on the North Downs and close to open countryside. There are local shops at Caterham-On-The-Hill just over 1 mile and 2 miles away is Caterham town centre. There are local schools including Caterham School and a primary school at Chaldon. Leisure facilities include nearby The Surrey National Golf Course, De Stafford Sports Centre, tennis courts at Queens Park and equestrian establishments. The motorway network is accessible via the M23 at 2.2 miles away. There are railway stations at Caterham, South Coudson (3.3 miles) and Merstham (2.6 miles) all providing direct services into London Bridge and Victoria in approximately 30 minutes.



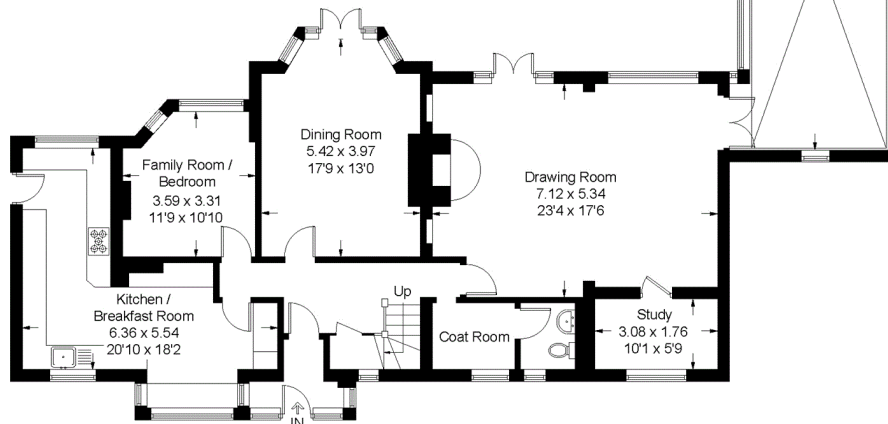
Approximate Gross Internal Area = 252.1 sq m / 2714 sq ft
 Garage = 70.8 sq m / 762 sq ft (Including Garage)
 Total = 322.9 sq m / 3476 sq ft



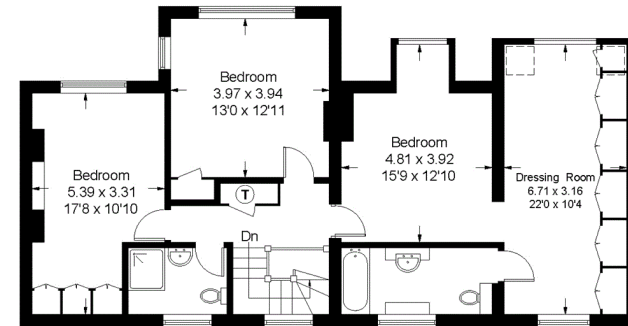
Garage - Ground Floor
 (Not Shown In Actual Location / Orientation)



Garage - First Floor



Ground Floor



First Floor

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 decisions reliant upon them. (ID 257605)

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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 carried out a detailed survey, nor 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

