



Caterham
£1,250,000

Robert
Leech. 



Offering just shy of 3,000 sq ft this substantial five bedroom detached home sits comfortably on an impressive plot within easy reach of highly regarded locals schools and transport links.



As you step inside, you're greeted by a spacious ground floor featuring three inviting reception rooms, ideal for entertaining guests or simply unwinding with loved ones. The ambiance is further enhanced by the presence of beautiful wooden beams throughout. The principle drawing room boasts a striking large wood burner, promising cozy evenings by the fire.

The ground floor also hosts two generously sized bedrooms, offering flexibility for various living arrangements, along with two bathrooms for added convenience. Additionally, a well-appointed study provides the perfect retreat for work or a walk in wardrobe.

A modern kitchen awaits, complete with fitted appliances and ample storage, while a utility room ensures practicality for daily tasks. The kitchen area exudes warmth and functionality, making it the heart of the home.

Ascending to the first floor, there are three more bedrooms, each. A convenient shower room caters to the needs of the upper floor, while plenty of eaves storage provides practical solutions for organisation.

Outside, the large garden has been meticulously maintained, offering a serene outdoor sanctuary. A charming summer house, complete with power, invites moments of relaxation amidst nature's beauty and stunning views.

To the front of the house, a double garage has been thoughtfully transformed into a games room, providing ample space for leisure activities and additional storage. Parking is readily available for several cars outside, ensuring convenience for residents and guests alike.

In summary, this delightful property offers a harmonious blend of spacious living areas, characterful features, and outdoor tranquility, creating a truly exceptional family home.



At a glance

- Comprehensive family home offering just shy of 3,000 sq ft.
- Large garden with stunning views and powered summer house
- Within easy reach of highly regarded local schools and transport links
- Off street parking for several cars
- Located on a quiet cul-de-sac location
- Modern fitted kitchen
- EPC Rating tbc
- Council Tax Band G
- Tandridge District Council

Location

The property is situated in cul de sac within a delightful setting on the edge of the North Downs and within close proximity to Caterham School. Caterham town centre is less than 1.5 miles away and offers a range of shopping facilities including the Church Walk precinct and a Waitrose supermarket.

Caterham mainline station is just 1.5 miles away offering fast links to London Bridge (44 minutes), London Victoria (44 minutes) and East Croydon (21 minutes). The M25 motorway is just 3 miles away giving access to the wider motorway network and Gatwick Airport is just 14 miles away.

ALDERCOMBE LANE
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 2906 SQ FT - 269.91 SQ M
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA, EXCLUDING GARAGE & SUMMER HOUSE)
 APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 425 SQ FT - 39.44 SQ M
 APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 356 SQ FT - 33.06 SQ M
 APPROXIMATE GROSS INTERNAL AREA OF SUMMER HOUSE: 152 SQ FT - 14.06 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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Robert Leech

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