

ASHLEIGH FLETCHER

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Caterham, Surrey

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Positioned in the highly coveted Whyteleafe Road, this exceptional property has been carefully extended to offer a perfect harmony of luxury, functionality, and thoughtful design. Every corner of this home has been designed with family living in mind, creating a space that effortlessly blends everyday practicality with elegant touches.

The ground floor is nothing short of breathtaking. The jewel of the home is the impressive kitchen, an entertainer's dream. With its large island centre-piece, this space is ideal for both casual breakfasts and lively evening gatherings. The bi-folding doors that span the rear elevation, invite the outside in, lead to a stunning garden where every detail has been considered—starting with the bespoke patio, designed for sun-soaked afternoons and al fresco dining. The adjoining family area is perfectly sized for generous sofas, inviting everyone to come together for relaxed evenings or weekends spent unwinding.

Just off the kitchen lies a functional yet discreet utility room, ensuring that clutter stays out of sight, so your kitchen always feels effortlessly polished. Beyond, the annex awaits—a beautifully appointed living/sleeping area complete with a lavish en-suite. But what truly sets this space apart is its versatility. Whether buyers envision it as a private retreat for a family member, guest accommodation, or even an independent living space with its own entrance and bi-folding doors, the options are endless. With its unique wheelchair-accessible front door and thoughtful design, it caters to every need with style and grace.



Elsewhere on the ground floor, the expansive lounge area offers a versatile space to relax and unwind, effortlessly bringing family together or creating the perfect setting for entertaining.

The separate dining room—complete with its showpiece fireplace—creates a more formal setting for special occasions, while a dedicated study provides a quiet retreat for work or reading. Striking Herringbone wooden flooring adds a timeless elegance, flowing seamlessly from the hallway into the dining space, making a bold statement as soon as you step through the front entrance porch. A W.C. completes the ground floor, ensuring convenience for all.

Upstairs, the home continues to impress. Four generously sized bedrooms offer both comfort and storage, with two featuring fitted wardrobes. The family bathroom is equally impressive, with a unique square-shaped P-style bath that adds a contemporary twist to an everyday essential.



Step outside, and the possibilities for family living and entertaining continue. The rear garden has been designed with both relaxation and recreation in mind.

The newly laid raised patio is perfect for barbecues and outdoor dining, while the well-kept lawn provides ample space for children to play. A pathway leads to the rear of the garden, where you'll find not one but two sheds and a summer house that has been equipped with power, lighting, and climate-controlled air conditioning for both heating and cooling. Whether you envision it as a games room, home office, or even a personal gym, the summer house adds yet another layer of flexibility to this already outstanding property.

The front of the home offers off-street parking for up to four vehicles, while side-gated access ensures that the rear garden remains easily accessible without disturbing the flow of the main living areas.



In terms of amenities, transport, and schools, this property is ideally positioned to meet the needs of modern family life. Caterham School (1.6 miles), Whyteleafe Primary School (1.6 miles), and de Stafford School (0.5 miles) are all close by, making the school run a breeze.

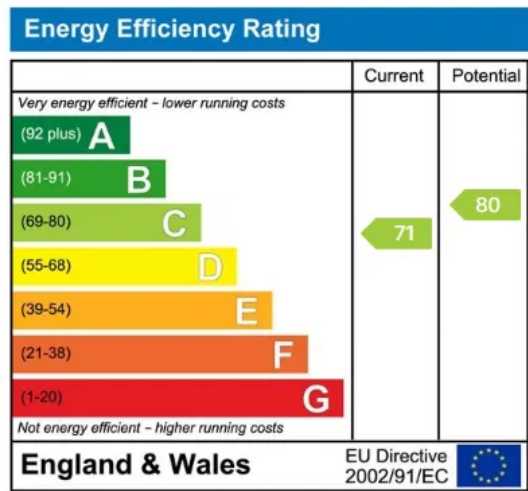
For those who commute, you're spoilt for choice. Caterham Station is just 0.7 miles away, providing swift and direct links to London Bridge and Victoria. Whyteleafe South Station (1.7 miles) offers further connections, ensuring that you are never far from the action. For drivers, the M25 is easily accessed via Junction 6, only 3.5 miles away, offering excellent links to the wider motorway network.

Convenience is at your fingertips, with local shopping options such as Waitrose (0.7 miles) and Tesco Superstore (1.3 miles) nearby. Caterham town centre, with its boutique shops, cosy cafés, and diverse restaurants, offers a perfect mix of everyday essentials and a touch of indulgence, ensuring that all your needs are catered for just moments from home.

This home is far more than bricks and mortar—it's a lifestyle.

Every inch has been designed to create a space where memories are made, and family life thrives. From the stunning interiors to the versatile outdoor areas, this is a home that adapts to you, providing the perfect backdrop for whatever the future holds.

Council Tax Band: F





Floorplans measurements are not guaranteed to be accurate and must not be used to form the basis of any decision. This floorplan has been created as a guide only.

