

ASHLEIGH FLETCHER

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**exp** UK

Caterham, Surrey

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## A Tranquil Haven with Unmatched Views and Perfect Spaces for Entertaining

Nestled within the picturesque landscape of Caterham's Valley, on a private road with a total plot size measuring 0.17 acres resides this charming chalet bungalow that offers a unique blend of tranquillity, seclusion, and breath-taking views. Extensively landscaped at a cost of £100,000 three years ago, this home has been lovingly shaped to create a sanctuary of peace and an entertainer's dream.

Step into the expansive rear decked area, a true haven for unwinding. Strategically positioned exterior lighting subtly illuminates the space, while inset runway lighting enhances the entertainment area, setting a magical atmosphere for evening gatherings. In one corner, an impressive wood-fired pizza oven and a purpose-built BBQ with a dedicated preparation area await, perfect for hosting memorable get-togethers. Double doors at the rear of the property seamlessly connect indoor and outdoor living, creating an enchanting space for guests.

The garden is a masterpiece, designed to offer a journey of discovery through its various layers. One level up from the entertainment area, a patio invites yoga enthusiasts or those simply wishing to bask in the glorious summer sunshine. Higher up, a well-tended vegetable patch awaits, ideal for anyone who dreams of growing their own produce. With five distinct areas of tranquillity, the garden offers a series of almost hidden spots, where each turn presents a new view that feels like a fresh discovery, even for long-time residents. This inspiring space is perfect for anyone seeking peace in nature's embrace.

The front of the property features a delightful balcony, offering panoramic views towards Woldingham. The current owners have positioned tables and chairs here, creating an idyllic spot for morning coffee or the occasional sunset drink, accompanied by the soothing sound of a nearby fountain, enhancing the overall ambiance with its gentle trickling.





Inside, the property continues to charm with a cosy country-style kitchen, complete with a, less than 3 years old, AGA cooker and Miele dishwasher—perfect for culinary enthusiasts.

The kitchen also features floor tiles from 'Fired Earth'. The adjacent utility room provides practical space for laundry and storage. The lounge, with its inviting multi-fuel stove, offers warmth and comfort, making it the ideal retreat after a day spent enjoying the garden or exploring the nearby countryside. The shower room, having been modernised 2 years ago, features Porcelanosa fittings and tiles.

**Council Tax Band: E**





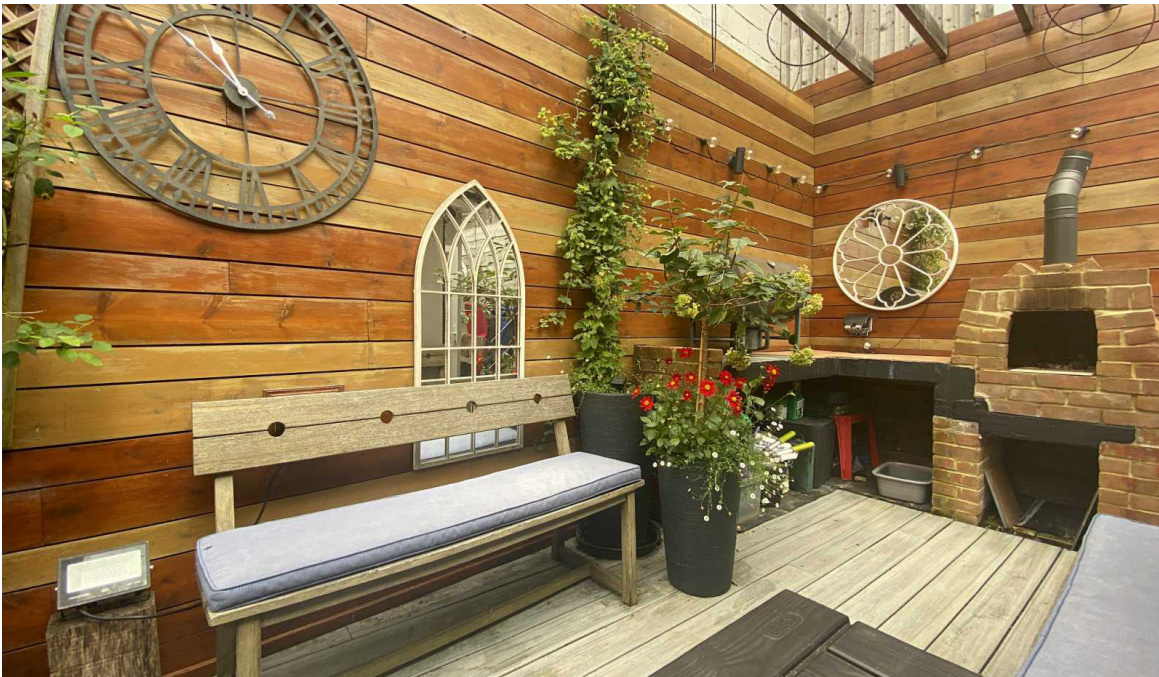


Located within easy reach of Caterham town centre, just half a mile away, the property enjoys proximity to both Waitrose and Morrisons supermarkets, as well as a variety of shops, cafes, and dining options. Caterham Station, also just half a mile away, offers regular train services to London via East Croydon in approximately 45 minutes, making commuting a breeze. Additionally, Whyteleafe's three railway stations, including Upper Warlingham, provide further connections to London Bridge and Victoria. The M25 is easily accessible at nearby Godstone, just 3 miles south, providing routes to Gatwick and Heathrow Airports.

For families, the property is near highly regarded local schools: St John's Primary School (0.7 miles), Caterham School (1 mile), de Stafford School (1.2 miles), and Oakhyrst Grange School (1.3 miles), making it an excellent choice for those with children.

If you're looking for a home where you can truly unwind, where every corner reveals a new experience of calm, and where entertaining is both effortless and impressive, this property is your personal retreat. Whether hosting friends, relaxing with a book, staying active, or simply soaking in the views, this chalet bungalow and garden offers it all.

Come and explore a home that captures the imagination and could only be described as enchanting.





Thinking of Moving?

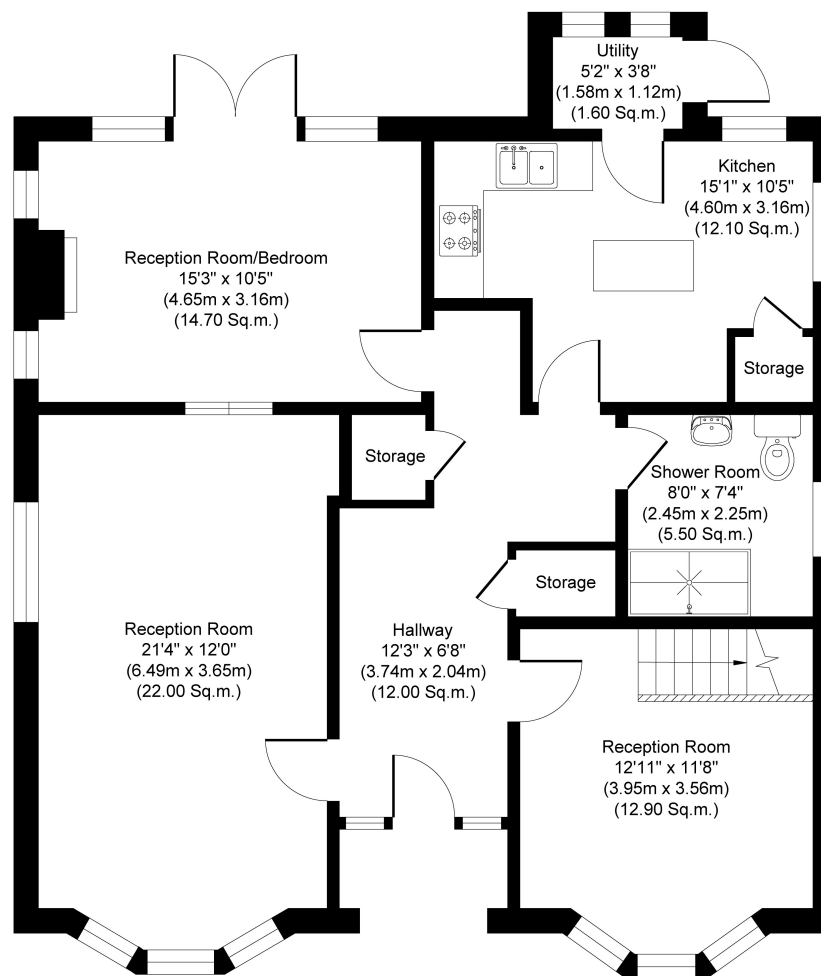


BOOK NOW

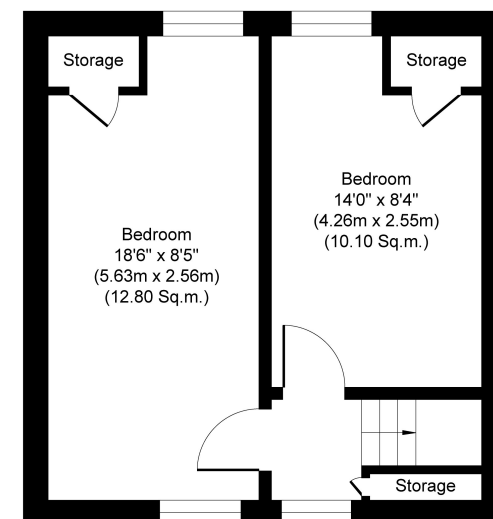
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| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>79</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>62</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

Approximate Gross Internal Floor Area  
1300 sq. ft / 120.76 sq. m



GROUND FLOOR



FIRST FLOOR

Please note: all measurements are approximate and should not be relied upon to be accurate