

STONE



*Buxton Lane CR3*

£850,000

*“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”*

————— *The Stone Family*



Introducing a substantial and characterful four bedroom detached house, this impressive home offers endless potential for modernisation and extension (subject to planning permission).

Spanning approximately 2000 sq ft and set back from the road, the property enjoys a serene setting, enhanced by a large driveway and two garages, offering both space and privacy.

From the moment you step inside, the home's generous proportions are evident. The inviting hallway, wide set and spacious, hints at the potential that lies within.

The front reception room, with its striking square bay window, benefits from an abundance of natural light, creating a warm and welcoming atmosphere. To the rear, a second expansive reception room opens directly onto the garden through elegant double doors, seamlessly blending indoor and outdoor living.

The charm of the mid 20th century kitchen remains intact, and for those with a vision, this space could easily be extended to incorporate the space occupied by outbuildings (stpp) and be transformed into the heart of the home. Completing the ground floor is a convenient WC, reflecting the home's thoughtful layout.

Upstairs, four spacious bedrooms await, each offering scope for modernisation, and the further possibility of a loft conversion (stpp). The retro family bathroom, adorned with traditional autumnal tones and period tiling, adds a nostalgic touch and offers further potential.

Set within an expansive plot, approximately 0.25 of an acre, the garden is a standout feature providing plenty of space to extend the property (stpp) while still retaining a sense of seclusion and tranquility. The kitchen garden has a small greenhouse; And a garden shed with power could be adapted to create a work from home space.









Caterham itself is a highly sought-after area, appealing to families, professionals, and anyone looking for a slower pace of life without sacrificing amenities.

Buxton Lane offers access to several highly regarded schools in the area. For younger children, there are a number of excellent primary schools nearby, including St John's C of E Primary School, Hillcroft Primary School, and St. Francis' Catholic Primary School, all of which are either within walking distance or a short drive away.

For secondary education, de Stafford School is a well-respected academy that also offers a range of public leisure facilities, including a swimming pool, gym, fitness studio, and a multi-purpose sports hall with an on-site café. For those seeking private education, Caterham School, a leading independent day and boarding school, and Woldingham School, one of the UK's top day and boarding schools for girls, are both located nearby.

Caterham Station, Whyteleafe Station, and Upper Warlingham Station are all within easy reach, offering direct train services to East Croydon, London Bridge, and London Victoria. For motorists, the nearby M25 is just a short drive away, providing easy access to Gatwick Airport, as well as routes to Surrey's surrounding towns and the South Coast.

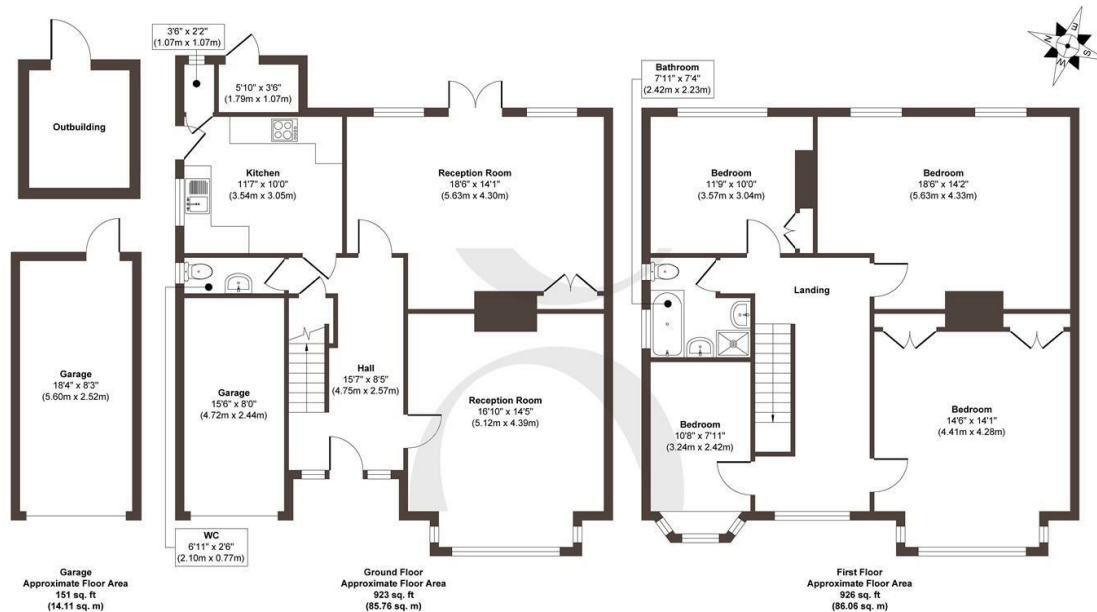
The nearby Surrey Hills, an Area of Outstanding Natural Beauty, are perfect for weekend hikes and picturesque walks. Closer to home, Buxton Lane runs into Coulsdon Common, with open walks across Happy Valley Park and Farthing Downs Nature Reserve. Caterham Hill and Caterham Valley have a variety of large, small and independent shops.











**Approx. Gross Internal Floor Area 2000 sq. ft / 185.93 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

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## The Details

- Offered to the market chain free
- An outstanding opportunity to make a substantial family home your own
- In need of modernisation, with scope to extend (stpp)
- An expansive plot with a large driveway and two garages
- Two large reception rooms flooded with natural light
- Four double bedrooms serviced by a family bathroom
- Retro kitchen and bathroom in need of modernisation
- Large, private garden with mature trees
- Ideally situated for schools, commuting and convenience

Size  
 Approx 2000.00 sqft

Energy Performance Certificate (EPC)  
 Rating D

Council Tax Band  
 G



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*Let's Talk*

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