

STONE



*Sycamore Mews CR3*

Guide Price £800,000 - £850,000



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

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*The Stone Family*



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Tucked away in the tranquillity of Sycamore Mews, this Caterham home offers both elegance and ease — a rare blend of refined living and everyday practicality. From the outset, the setting impresses: two garages, together with visitor parking, ensure convenience, while the mews itself creates a sense of community and quiet exclusivity.





Inside, light and space are immediately apparent. The ground floor unfolds with a welcoming living room and a dedicated office — a thoughtful touch for modern life. Neutral tones throughout create a calm backdrop, ready to adapt to any style of furnishing.

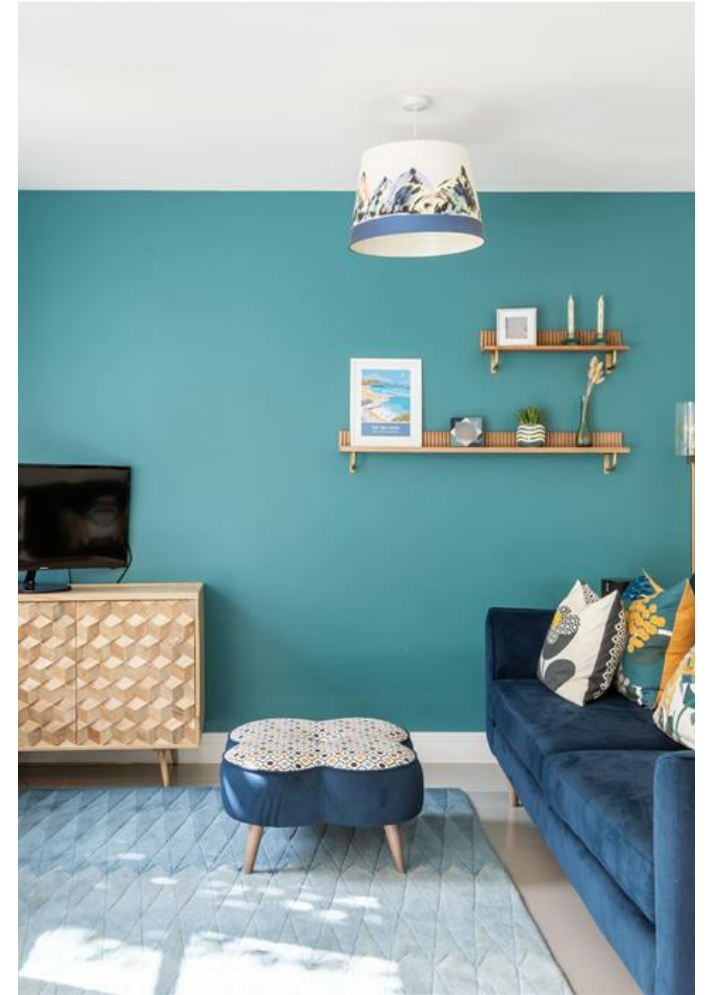
At the heart of the house lies the kitchen and dining room, conceived as more than a place to cook. With proportions generous enough to serve as a secondary reception room, it naturally becomes the hub of the home. The adjoining utility keeps the practicalities neatly tucked away, while French doors open directly into the garden — a charming outdoor extension, perfect for al fresco entertaining or for children to play safely in the fresh air.

Upstairs, four double bedrooms provide versatile and generous accommodation, each designed with light and comfort in mind. The principal suite, with its own en-suite, offers a private retreat, while the family bathroom serves the remaining bedrooms with ease.

This is a house made for modern family life — where every detail balances style with function, and where each space flows effortlessly into the next.













Tucked away at the entrance of Sycamore mews enjoys a peaceful setting— just moments from the rolling fairways of Surrey National Golf Course.

Sycamore Mews offers a real sense of seclusion while still being well connected. Nearby Caterham-on-the-Hill provides all your daily essentials, with larger towns such as Reigate and Purley just a short drive away for shopping, dining, and amenities.

For commuters, the area is incredibly well placed. Coulsdon South, Caterham and Upper Warlingham stations all offer fast and frequent links to central London, with Thameslink and Southern services connecting you to destinations from Peterborough to Brighton.

Surrounded by miles of open countryside, Chaldon is perfect for those who enjoy walking, cycling or a round of golf, with Surrey National quite literally across the road. There's also an excellent selection of schools in the area, both state and private, and the M25 and M23 are easily accessible for wider travel.



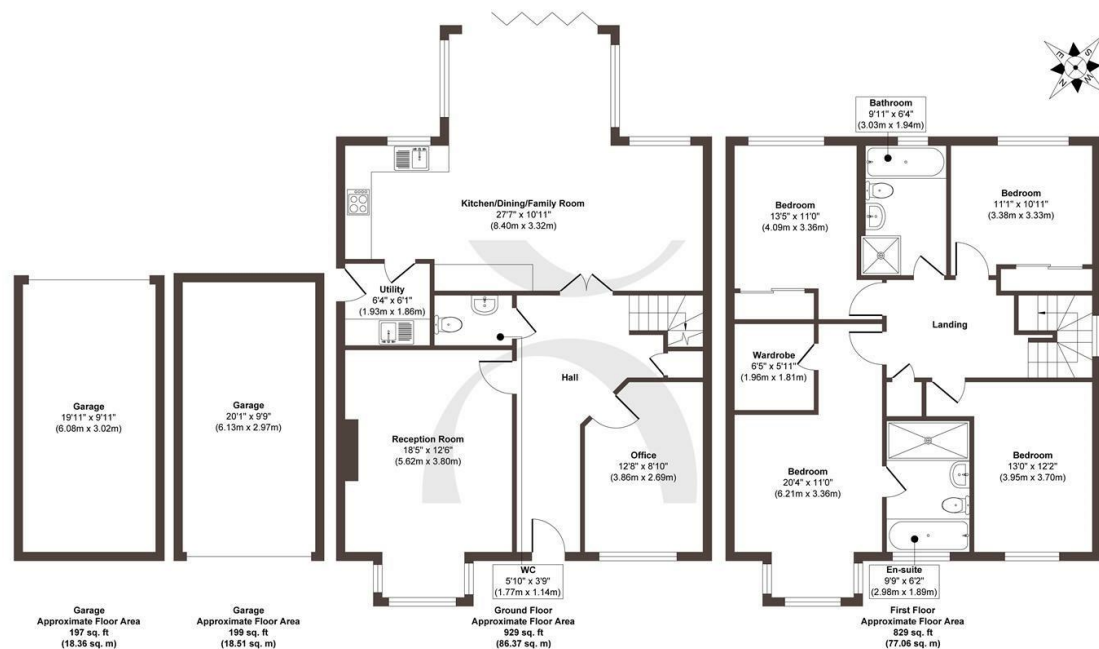












Approx. Gross Internal Floor Area 2154 sq. ft / 200.30 sq. m (Including Garages)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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## The Details

- Private setting with a strong sense of community
- Two garages providing excellent parking and storage
- Additional visitor parking within the mews
- Dining area with direct access to the garden
- Practical layout balancing family life and entertaining
- Well-connected Caterham location with local amenities nearby
- Modern design with versatile use of space
- A home that blends convenience, comfort, and lifestyle

Size  
Internal Approx 1758.00 sq ft

Energy Performance Certificate (EPC)  
Rating B

Council Tax Band  
G



# STONE

## Let's *Talk*

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