



- \*FIVE BEDROOMS, FOUR RECEPTION ROOMS & STUDY\* \*21' 8" x 12' 6" (6.61m x 3.82m) SITTING ROOM\***
- \*CONNECTED KITCHEN & FAMILY ROOM\* \*DINING ROOM AND FURTHER RECEPTION ROOM\***
- \*WITHIN A MILE OF LOCAL SHOPPING AND AMENITIES IN CATERHAM\***
- \*GREAT LOCATION FOR THE TOWN, STUNNING COUNTRYSIDE & SURREY NATIONAL GOLF COURSE!\***
- \*WITHIN EASY REACH OF RAILWAY STATIONS AT CATERHAM & WHYTELEAFE AND M25 AT GODSTONE\***

**AN IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOME** set within a prestigious cul-de-sac in semi-rural Chaldon. The house has **FOUR RECEPTION ROOMS** and a **STUDY**, a Kitchen and Utility Room plus a Double Integral Garage. The Master Bedroom has built in wardrobes and an En-suite Shower Room, the remaining four bedrooms have built in Wardrobes. Outside there is a large driveway and extensive front and rear Gardens.  
**A GREAT FAMILY HOME!**

**Fryern Wood, Chaldon, Surrey CR3 5AR**

**ASKING PRICE: £999,000 FREEHOLD**



### THE PROPERTY CAN BE FOUND

From the Chaldon Road and Coulsdon Road mini roundabout in Caterham, proceed along Chaldon Road towards Chaldon, continue into Rook Lane, turn left into Fryern Wood, continue to the end of the cul-de-sac, the property be found on the right hand side of the road.

### LOCATION

The house is located in a delightful semi rural area within easy reach of Caterham and surrounding greenbelt countryside. The commuter has a choice of railway stations at Caterham, Whyteleafe and Upper Warlingham (with services into Croydon & London) and Merstham which also has a service to Gatwick and Brighton on the South Coast. The car commuter is within easy reach of the M25 motorway which is accessible from Godstone (junction 6) or Hooley via the M23 (junction 7).

Local shopping facilities can be found in Caterham which has a choice of three Supermarkets and many other High Street shops. The local Tesco and shops in Caterham on the Hill are within a two minute drive. Chaldon is on the edge of greenbelt countryside with many fine walks over the North Downs. Chaldon also has an historic Church, located along Ditches Lane via Church Road, dating back to the 11th Century. Along Rook Lane there is the Surrey National Golf Course with Driving Range for golfers and has an impressive Club House with views over the course.

**A GREAT LOCATION FOR  
TOWN AND COUNTRY LOVERS!**

### ACCOMMODATION

#### ENTRANCE PORCH

Enclosed entrance porch with window, double doors, power point, quarry tiled flooring.

#### ENTRANCE HALLWAY 16' 10" x 6' 11" (5.14m x 2.10m)

Panelled and double glazed door double glazed window to front, coved ceiling, spotlights to ceiling, double glazed window to front from staircase, double radiator, fusebox below staircase, small understairs cupboard.

#### SITTING ROOM 21' 8" x 12' 6" (6.61m x 3.82m)

Double glazed square bay window with display shelf, feature fireplace, coved ceiling, double glazed sliding patio doors to the garden, dado rail surround, two double radiators, TV point.

#### SECOND RECEPTION ROOM 11' 6" x 10' 5" (3.51m x 3.17m)

Double glazed sliding doors to the rear patio, coved ceiling, wood effect flooring, double radiator.

#### STUDY 7' 3" x 6' 7" (2.20m x 2.0m)

Double glazed window to front aspect, telephone point, radiator.

#### DOWNSTAIRS W.C.

Double glazed obscured window to side aspect, window to side, low flush W.C. with concealed cistern, wash hand basin, tiled surrounds, radiator, inset spotlights.

#### FAMILY ROOM 11' 4" x 11' 2" (3.45m x 3.40m)

Double glazed sliding patio doors to the garden, double glazed window to side, coved ceiling, wood effect flooring, double doors to;

#### DINING ROOM 11' 9" x 9' 2" (3.58m x 2.8m)

Double glazed sliding patio doors to the rear, coved ceiling, two double radiators, wood effect flooring, door to side access and separate door to;

#### UTILITY ROOM 9' 8" x 7' 7" (2.94m x 2.31m)

Double glazed obscured & panelled door to rear with separate double glazed & panelled door to double garage. Single bowl ceramic sink unit with mixer tap cupboard below, worktop with space & plumbing for washing machine, space for tumble dryer, space for fridge freezer, wall mounted 'Vaillant' gas central heating boiler.



## FIRST FLOOR

### LANDING 13' 4" x 8' 8" (4.07m x 2.63m)

Double glazed window to front aspect, coved ceiling, inset spotlights, access to loft via a retractable ladder, airing cupboard housing hot water tank & comprising shelving, double radiator.

### MASTER BEDROOM 11' 9" x 11' 4" (3.59m x 3.45m)

Double glazed window to rear aspect, coved ceiling, wall of built in wardrobes with a bed recess & side bed cabinets, built in dressing table unit with storage, double radiator, built in sliding mirrored wardrobe.

### EN-SUITE SHOWER ROOM

Double glazed obscured window to side aspect, white suite comprising enclosed shower cubicle with a mixer shower fitment, inset spotlights, extractor fan, fully tiled walls, ladder style towel rail.

### BEDROOM TWO 12' 6" x 12' 2" (3.82m x 3.72m)

Double glazed window to rear aspect, coved ceiling, bed recess incorporating built in wardrobes, double radiator, further built in double wardrobe.

### BEDROOM THREE 12' 7" x 8' 0" (3.83m x 2.44m)

Double glazed window to front aspect, coved ceiling, built in wardrobes, double radiator.

### BEDROOM FOUR 9' 11" x 9' 2" (3.03m x 2.79m)

Double glazed window to rear aspect, built in double wardrobe, double radiator.

### BEDROOM FIVE 9' 0" x 6' 11" (2.74m x 2.10m)

Double glazed window to front aspect, double wardrobe, radiator.

### FAMILY BATHROOM 7' 10" x 6' 8" (2.38m x 2.02m)

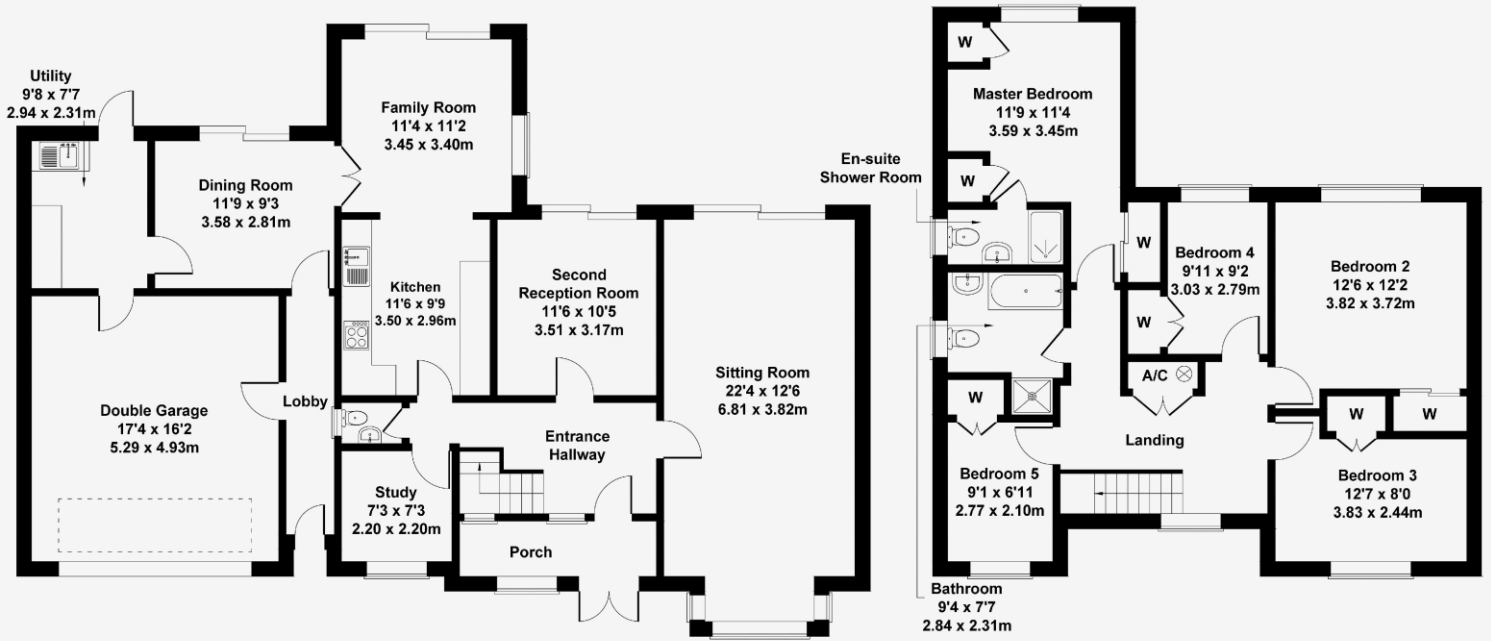
Double glazed obscured window to side aspect, white suite comprising of a panelled bath with a central mixer tap & hand held retractable shower fitment, vanity wash hand basin, fully tiled enclosed shower with overhead shower head with a separate hand held shower fitment, low flush W.C. heated towel rail, fully tiled walls.



# FLOORPLAN

## Fryern Wood

Approximate Gross Internal Area  
2368 sq ft - 220 sq m



Not to Scale. Produced by The Plan Portal 2023  
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## FRONT GARDENS

The front Gardens are mainly laid to lawn with a sweeping driveway to the Double Garage and front of the property. There is a large oak tree to the front of the Garden which offers seclusion from the road.

## REAR GARDENS

The rear Gardens form a large L' shape, there is a large patio to the rear of the house with a sunken fishpond. A path leads to the rear of the garden where there is a raised Vegetable Garden, Greenhouse and Garden Shed. There is secure side access leading to the front driveway. A secluded and predominantly South Facing rear Garden.

## DOUBLE GARAGE 17' 4" x 16' 2" (5.29m x 4.93m)

Double garage with large electric up and over doors, separate doors to inner lobby & utility. There is a large driveway with ample space to park many vehicles.

**COUNCIL TAX: BAND 'G' £3,642.79 pa (2022/2023) Tandridge Council  
21/7/2023**

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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