



GRADE II LISTED THREE/FOUR BEDROOM HOUSE *17' 2" x 12' 4" (5.24m x 3.75m) LOUNGE/SITTING ROOM*
 17' 4" x 8' 3" (5.29m x 2.52m) DINING ROOM *12' 4" x 12' 2" (3.77m x 3.71m) GARDEN ROOM / BED FOUR*
 15' 1" x 10' 8" (4.59m x 3.24m) KITCHEN/BREAKFAST ROOM *LARGE DRIVEWAY FOR PARKING*
 SECLUDED WEST FACING GARDEN *NO ONWARD HOUSE CHAIN!*

A GRADE II LISTED HOUSE, PROBABLY THE OLDEST EXISTING PROPERTY IN CATERHAM WITH THREE/FOUR DOUBLE BEDROOMS and a secluded west facing rear garden. The house retains many character features including original wood beams to many ceilings and walls, low ceilings, and a large Inglenook Fireplace with a large 'Multi-Fuel Stove'. The main bedroom has an En-suite Shower Room and the fourth Bedroom/Garden Room on the ground floor has an adjacent Bathroom. Within the property there is a separate Shop Unit with a Tenant in situ. The house is located opposite the famous 'Cedar Tree' in Caterham on the Hill and is an iconic feature in the area. **NO ONWARD HOUSE CHAIN!**

High Street, Caterham, Surrey CR3 5UD - ASKING PRICE: £597,500 F/H



LOCATION

'Wilderness House' is in an ideal location being with easy reach of local amenities and shops in Caterham on the Hill and Caterham Valley. Within a mile of the house in Caterham Valley is Caterham railway station which has a train service into Croydon and Central London. The M25 can be accessed at junction 6 at nearby Godstone.

In the adjacent Queens Park Road is Queens Park with vast open spaces which includes a Bowling Club, Croquet Lawn, Tennis Courts and a Children's Playground. There is a cricket pitch as well as football and rugby pitches within the park, a great area for recreation.

The area has a great selection of schools for all age groups in the public and private sectors including a choice of pre-school Nurseries. Within a mile of the property there are also many recreational attractions including countryside walks in Chaldon, the Surrey National Golf Course and a Sports Centre located in Burntwood Lane.

A CONVENIENT LOCATION WITHIN EASY REACH OF THE TOWN & COUNTRYSIDE

ENTRANCE HALLWAY

Solid wood panelled front door, door to the Lounge/Sitting Room and separate door to the stairs leading to the Cellar.

CELLAR 6' 0" x 11' 8" (1.83m x 3.56m)

Useful storage with a raised shelf with space for a fridge and separate freezer, power and light.

LOUNGE/SITTING ROOM 17' 2" x 12' 4" (5.24m x 3.75m)

An impressive room with original wood beams to the ceiling, large 'Inglenook' fireplace 3' 1" x 8' 7" (0.95m x 2.61m) with a multi-fuel built in Stove. Double glazed window to the front and rear aspects, two double radiators, built in meter cupboard housing the electric meter, TV point, door :

INNER HALLWAY

Staircase to the first floor landing, door to the Dining Room and separate door Kitchen/Breakfast Room.

DINING ROOM 17' 4" x 8' 3" (5.29m x 2.52m)

Double glazed windows to the front and side, dado rail surround, wood effect flooring, double radiator.

KITCHEN/BREAKFAST ROOM 15' 1" x 10' 8" (4.59m x 3.24m)

Double glazed window to the side and a glazed door to a side lobby with access to the rear gardens. Range of wall and base units with matching marble effect worktops including a single bowl sink unit with a mixer tap and cupboard under. Built in Larder housing the wall mounted gas central heating combination boiler with space and plumbing below for a washing machine. Built in electric oven and grill and a four ring gas hob with an extractor fan above, built in dishwasher to remain. Tiled surrounds and tiled flooring.

INNER LOBBY

Access to Garden Room/Bedroom Four and Ground Floor Bathroom.

GARDEN ROOM/BEDROOM FOUR 12' 4" x 12' 2" (3.77m x 3.71m)

Double glazed sliding patio doors to the rear garden and a double glazed window to the side. Feature fireplace with a stone period style surround, wood effect flooring and double radiator.

BATHROOM 9' 8" x 5' 11" (2.95m x 1.81m) L'SHAPED

Two double glazed frosted windows to the side, white modern suite comprising of a fitted bath with a mixer shower attachment plus a separate shower rose above, fitted shower screen, vanity wash hand basin in a wooden cabinet, low flush WC, tiled surrounds and flooring, wall mounted heated towel rail.



FIRST FLOOR ACCOMMODATION

LANDING 13' 10" x 5' 9" (4.22m x 1.76m)

Double glazed window to the front, exposed beams to the walls, door to an access lobby to the third Bedroom.

BEDROOM ONE 17' 9" x 9' 6" (5.40m x 2.90m)

Double aspect room with double glazed windows to the front and side, exposed beams to the walls, folding doors to the En-suite Shower Room, double radiator.

EN-SUITE SHOWER ROOM

White suite comprising of an enclosed shower cubicle with a mixer shower fitment and an overhead shower rose above, vanity wash hand basin and a low flush WC. Wall mounted heated towel rail/radiator.

BEDROOM TWO 12' 2" x 12' 2" (3.70m x 3.71m)

Double glazed window to the rear, access to a large L-shaped Storage Cupboard plus a further storage cupboard, double radiator.

INNER LOBBY TO THE THIRD BEDROOM

BEDROOM THREE 11' 8" x 8' 5" (3.56m x 2.56m)

Double glazed window to the side, eaves storage cupboards to both sides of the room, double radiator. Restricted height ceiling and doorway.

SEPARATE SHOP UNIT 17' 2" x 11' 2" (5.24m x

3.41m) *Approximate* Accessed only via a door from the front. There is a front window display area. The shop has power and light and two skylight windows to the rear. There is also a separate sink and WC to the rear of the room. Currently there is a Tenant in situ.

OUTSIDE

HARD STANDING PARKING AREA

The driveway and parking is accessed via double wooden gates via a dropped kerb and driveway to the right hand side of the property. There is ample parking for three to four vehicles. Within the area there is a 12' x 10' Timber Shed and a 6' x 4' Storage Shed and access to the rear Garden.



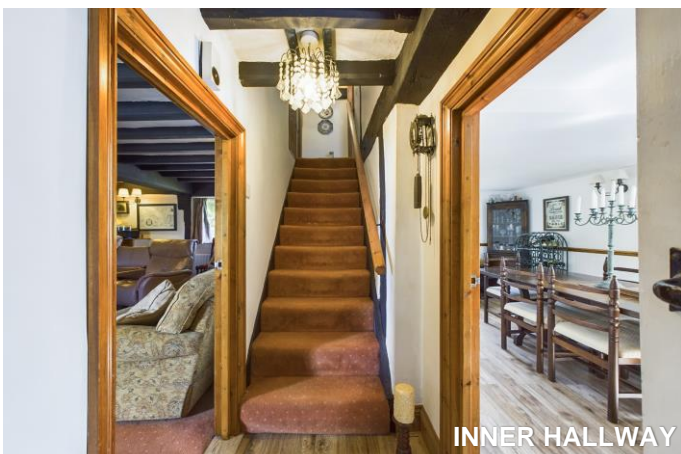
GARDEN ROOM/BEDROOM 4



KITCHEN/BREAKFAST ROOM



KITCHEN/BREAKFAST ROOM



INNER HALLWAY



LANDING

FLOORPLAN

High Street

Approximate Gross Internal Area
Main House = 1507 sq ft - 140 sq m
Separate Shop = 226 sq ft - 21 sq m
Total = 1733 sq ft - 161 sq m



CELLAR

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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REAR GARDEN

Wide rear West Facing Garden which offers a high degree of seclusion and privacy to all sides. There is a patio seating area as well as a further Garden Shed to the corner of the plot. The remainder of the garden is mainly laid to lawn with some herbaceous and flowerbed borders.

COUNCIL TAX

The current Council Tax Band is 'E', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2024-2025>.

30/4/2024.





EN-SUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



GROUND FLOOR BATHROOM



GROUND FLOOR BATHROOM



REAR ASPECT

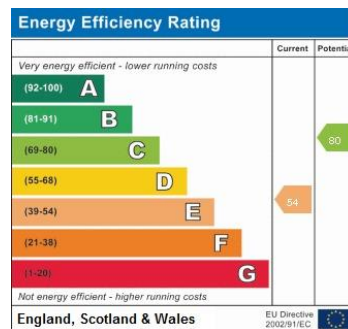
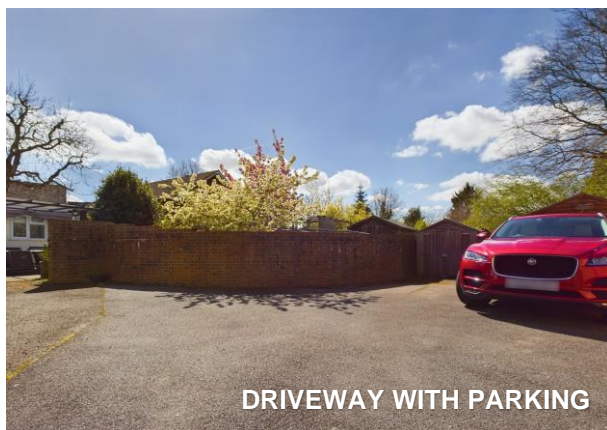


REAR GARDEN



DRIVEWAY WITH PARKING

ENERGY PERFORMANCE CERTIFICATE (EPC)



EXERT FROM THE EAST SURREY MUSEUM

6. Leave the Rectory, and cross the road to the old cottage (no. 84), next to Grummett's Music Shop.



Find more on your mobile via this QR code.



The white weatherboarded cottage and its right-hand neighbour shown in this old postcard have now been replaced by a small housing development, but the cottage on the far right (no. 84) remains – dating from the early 17thc., this is probably the oldest existing dwelling in Caterham and is listed by Historic England at Grade II.

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