



**\*LARGE FOUR DOUBLE BEDROOM DETACHED FAMILY HOME\* \*23' 8" x 10' 7" (7.22m x 3.23m) LOUNGE, 13' 8" x 10' 8" (4.16m x 3.26m) DINING ROOM\* \*USEFUL STUDY, 14' 2" x 8' 6" (4.33m x 2.58m) KITCHEN\* \*14' 2" x 14' 9" (4.33m x 4.50m) L'SHAPED LANDING WITH FABULOUS VIEWS TO THE GARDEN\* \*MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, IMPRESSIVE FAMILY BATHROOM\* \*LEVEL LANDSCAPED GARDENS WITH A LARGE SUMMERHOUSE, GREAT OFF-ROAD PARKING & GARAGE\***

**A FOUR DOUBLE BEDROOM DETACHED FAMILY HOME** with two large Reception Rooms and a Study with a well-maintained landscaped level rear garden. There is a wide driveway providing PARKING FOR UP TO FOUR VEHICLES and a good size integral Garage. On the First Floor there is a large Landing with stunning views onto the Garden as well as a Master Bedroom with an En-suite Shower Room and a superb Family Bathroom. The house is conveniently located for local High Street shops, amenities and transport links. **IF YOU ARE LOOKING FOR A LARGE FAMILY HOME, THEN CALL US TO ARRANGE A VIEWING BY APPOINTMENT!**

**Foxon Lane, Caterham, Surrey CR3 5SG**  
**ASKING PRICE: £695,000 FREEHOLD**



### DIRECTIONS

From the High Street in Caterham on the Hill, proceed straight over the roundabout into Town End, at the staggered junction turn left into Banstead Road, take the first right into Foxon Lane, the property is the first house on the right hand side.

### LOCATION

The house is located within a mile of Caterham on the Hill High Street where there is a good selection of local shops including several grocery stores, a butcher, pharmacy, post office and other specialised shops. At The Village in Coulsdon Road there is also a Tesco supermarket.

The commuter has a choice of railway stations at Caterham Valley and nearby Whyteleafe with services into Croydon and Central London. The M25 motorway can be accessed at Godstone junction 6. Caterham also benefits from a good selection of schools from nursery to secondary in both the private and public sectors. Coulsdon Common with many fine walks and woodland is also within a mile of the property.

Other amenities include a sports centre at De Stafford School in Burntwood Lane and a good range of restaurants, pubs and High Street shops in Caterham Valley.

**A GREAT AREA TO LIVE CLOSE TO TOWN AND COUNTRYSIDE.**

### ACCOMMODATION

#### ENTRANCE PORCH

Double glazed windows to the front and side, double glazed front door, wood effect flooring.

#### HALLWAY 6' 9" x 3' 10" (2.06m x 1.18m)

Panelled and frosted glazed front door, picture rail surround, wood flooring, door to the Lounge and access to the Cloakroom, radiator.

#### CLOAKROOM

Modern white suite comprising of a wash hand basin with a tiled splashback and a low flush WC. Dado rail surround, wood flooring and an extractor fan.

#### LOUNGE 23' 8" x 10' 7" (7.22m x 3.23m)

Two double glazed windows to the front, attractive fireplace with a gas flame effect fire inset, TV point and two double radiators, wood flooring throughout, double glass panelled doors to the Dining Room.

#### DINING ROOM 13' 8" x 10' 8" (4.16m x 3.26m)

Double glazed french doors to the patio and rear Garden,, separate doors to the Kitchen, Study and Workshop. Return staircase to the first floor Landing with two under stairs storage cupboards.

#### STUDY 7' 0" x 8' 0" (2.14m x 2.45m)

Double glazed window to the rear, picture rail surround, wood effect flooring and radiator.

#### KITCHEN 14' 2" x 8' 5" (4.12m x 2.58m)

Double glazed window to the rear and door to the side, inset spotlighting to the ceiling. Range of modern wall and base units with tiled splashbacks incorporating a one and a half bowl sink unit with a mixer tap and cupboard under. Built in STOVES electric oven and grill with an electric four ring hob and extractor fan above. Recessed space for a large Fridge, space and plumbing for a dishwasher and a washing machine. One base unit houses the electric meter, fuse box and gas meter.

### FIRST FLOOR ACCOMMODATION

#### LANDING 14' 2" x 14' 9" (4.33m x 4.50m)

Large L-shaped Landing with a panoramic view over the rear Garden. Access to the part boarded and insulated loft which extends to the whole width of the house, radiator.



**MASTER BEDROOM** 15' 2" x 13' 5" (4.63m x 4.08m)  
*L'SHAPED*

Double glazed window to the front, picture rail surround wood floor throughout, double radiator, door to:

**EN-SUITE SHOWER ROOM**

White modern suite comprising of a double size shower cubicle with an AQUALISA mixer shower attachment, pedestal wash hand basin and a low flush WC. Inset spotlighting and tiled walls. Wall mounted ladder style heated towel rail.

**BEDROOM TWO** 9' 2" x 17' 6" (2.80m x 5.34m)

Two double glazed windows with views over the rear Garden, coved ceiling and picture rail surround, wood flooring, single and double radiators.

**BEDROOM THREE** 11' 7" x 10' 8" (3.54m x 3.25m)

Double glazed window to the front, coved ceiling with a picture rail surround, wood effect flooring and radiator.

**BEDROOM FOUR** 10' 3" x 11' 8" (3.13m x 3.55m)

Double glazed window to the front, cove ceiling and picture rail surround, wood flooring and radiator.

**FAMILY BATHROOM** 13' 8" x 8' 7" (4.16m x 2.62m)

Double glazed frosted window to the rear. Stunning Bathroom with a freestanding double ended bath with a freestanding mixer tap, large double size shower cubicle with sliding access doors and an **AQUALISA** mixer shower with attachment and a large shower rose above, pedestal wash hand basin and a low flush WC. Quality tiled surround, coved ceiling with inset spotlighting, wall mounted ladder style heated towel rail, double radiator.

**WORKSHOP** 13' 6" x 13' 4" (4.12m x 4.07m)

*L'SHAPED*

Large L-shaped Workshop with power and light. There is a double glazed window and door to the rear and a door to the Garage. Accessed via the Dining Room.

**INTEGRAL LARGE THAN AVERAGE SINGLE**

**GARAGE** 17' 6" x 9' 0" (5.34m x 2.74m)

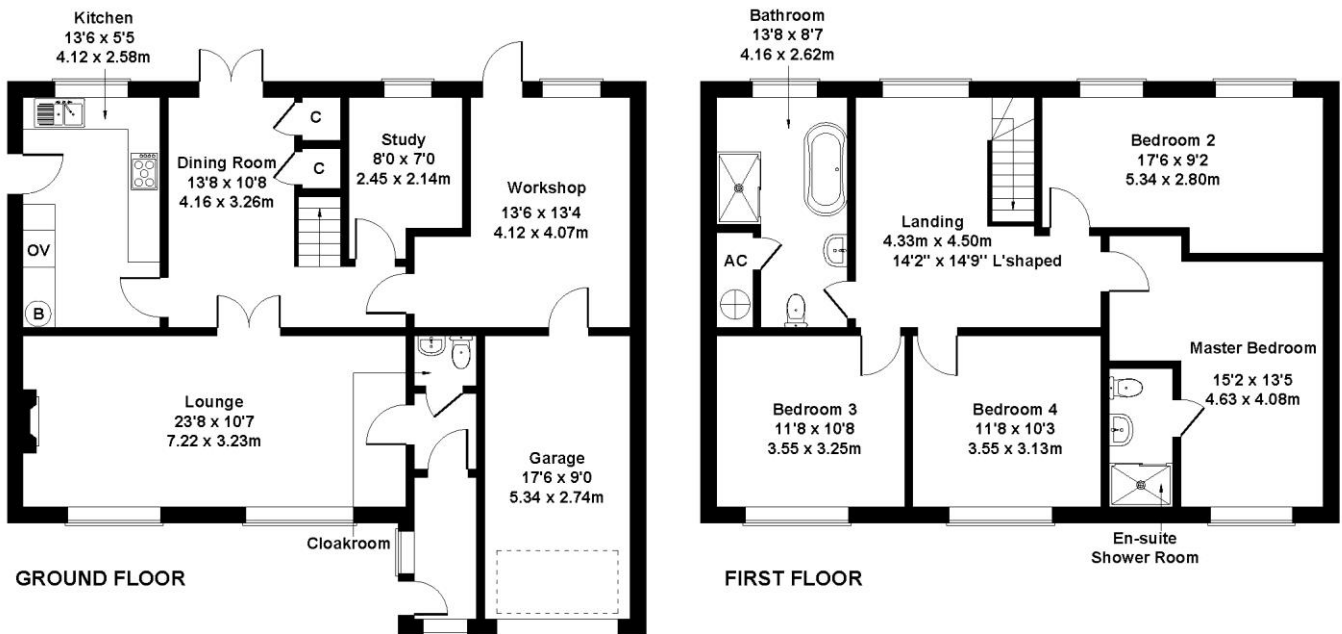
The Garage has power and light and a high level power point to install an electric up and over door if required.



## FLOORPLAN

### Foxon Lane

Approximate Gross Internal Area  
1991 sq ft - 185 sq m



Not to Scale. Produced by The Plan Portal 2024  
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## OUTSIDE

### FRONT GARDEN & DRIVEWAY

There is a retaining wall to the front with a flowerbed border which also extends to one side. The herringbone style brick blocked driveway provides off road parking for up to four vehicles. There is also secure side access to the left hand side of the house.

### REAR GARDEN

A great size level and secluded rear garden with a large patio to the rear of the house. There is a level lawn area with established herbaceous borders leading to a further decked seating area to the rear of the Garden which benefits from the late afternoon/evening sun. To the left of the decked area there is a large 'Summerhouse' with a storage shed behind.

### SUMMERHOUSE 13' 5" x 15' 5" (4.08m x 4.69m)

Timber built, this Summerhouse could be used as a workshop, a room to relax or an 'Office from Home' if required. There is power and light via an armoured cable.

### COUNCIL TAX

The current Council Tax Band is 'F', 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>

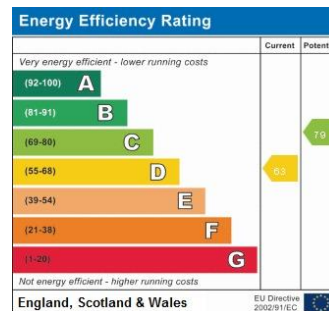
11/5/2024







## ENERGY PERFORMANCE CERTIFICATE (EPC)



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