



**REAR PATIO & GARDEN**



**REAR ASPECT & GARDEN**

**\*FIVE BEDROOMS, TWO BATHROOMS, TWO RECEPTION ROOMS\* \*VERSATILE ACCOMMODATION THROUGHOUT DUE TO GROUND FLOOR BEDROOMS\* \*LEVEL SOUTH FACING REAR GARDEN\***  
**\*GREAT POTENTIAL, OPPORTUNITY FOR UPDATING, SCOPE TO EXTEND TO THE REAR (STPP)\* \*DOUBLE GLAZED & GAS CENTRAL HEATING\* \*GREAT VIEWS & CONVENIENT LOCATION FOR TOWN & COUNTRYSIDE!\***  
**A LARGE DETACHED FIVE BEDROOM FAMILY HOME** with stunning views over Manor Park and the surrounding countryside. The house has flexible accommodation with three bedrooms on the Ground Floor with a Bathroom and two bedrooms on the First Floor with a Bathroom. There is a L-shaped Garage with vehicle access to the rear approached via a large driveway with ample parking and turn-around space. The plot covers approximately a quarter of an acre with a **SOUTH FACING** Rear Garden which includes an extensive level lawn and rear patio. To the rear of the garden there is access to a further quarter of an acre parcel of land which can be purchased by separate negotiation. **A UNIQUE FAMILY HOME. NO ONWARD HOUSE CHAIN!**

**Burntwood Lane, Caterham, Surrey CR3 6TB**  
**Asking Price £795,000 FREEHOLD**



**SITTING ROOM**

### **DIRECTIONS**

From the High Street in Caterham on the Hill proceed straight on into Townend, turn right into Burntwood Lane, at the traffic lights proceed straight over along Burntwood Lane, the property is about a quarter of a mile down the road on the right handside.

### **LOCATION**

The house is located in a highly desirable residential road within easy reach of local shops in Caterham on the Hill. Whyteleafe South Station is within easy walking distance of the house with services into London. There are also many fine schools for all age groups within the area of Caterham and Whyteleafe. The commuter by car also has the benefit of the M25 motorway which can be accessed at Godstone junction 6.

Caterham Valley has a more comprehensive selection of High Street shops, including a Waitrose and Morrisons Supermarket. Locally there is a Sports Centre within a quarter of a mile at De Stafford School in Burntwood Lane and a Golf Course in Chaldon with stunning views over greenbelt countryside. The area has many fine open spaces including Manor Park (opposite the house), Kenley Common and the North Downs.

**A GREAT LOCATION FOR FAMILY LIVING CLOSE TO THE TOWN AND COUNTRYSIDE.**

### **ACCOMMODATION**

#### **GROUND FLOOR ACCOMMODATION**

##### **ENTRANCE HALLWAY**

L'shaped Entrance Hall with a frosted window to the front and front door. Staircase to the first floor landing. Large built in cloaks / storage cupboard housing the electric fuse box and electric meter. Built in airing cupboard with the hot water tank and slatted shelving, telephone point and radiator.

**SITTING ROOM** 22' 6" x 14' 11" (6.86m x 4.55m) *Max*  
Large double glazed window to the rear with views onto the garden and beyond, coved ceiling, solid wooden fireplace, double radiator, door to the Dining Room.

**DINING ROOM** 12' 4" x 9' 5" (3.75m x 2.86m)  
Double glazed window to the rear, coved ceiling, door to the Kitchen and double radiator.

**KITCHEN** 11' 11" x 9' 5" (3.64m x 2.86m)  
Double glazed window and door to the side, range of wall and base units with matching worktops and tiled surrounds, single bowl stainless steel sink unit with a double drainer and cupboards under. Space for a cooker with electric point, space and plumbing for a washing machine, built in storage cupboard.

**BEDROOM FIVE / STUDY** 9' 5" x 6' 0" (2.87m x 1.82m)  
Double window window to the side, coved ceiling and radiator.

**BEDROOM ONE** 12' 9" x 11' 2" (3.89m x 3.41m) *Max*  
Double glazed window to the front, coved ceiling, built in double wardrobe, double radiator.

**BEDROOM THREE** 12' 9" x 8' 9" (3.89m x 2.66m)  
Double glazed window to the front, built in single wardrobe, double radiator.

**BATHROOM** 9' 5" x 6' 0" (2.87m x 1.82m)  
Double glazed frosted window to the side, white suite comprising of a panelled bath with separate taps, pedestal wash hand basin and a low flush WC. Coved ceiling with half tiled surrounds, radiator.

#### **FIRST FLOOR ACCOMMODATION**

##### **LANDING**

Coved ceiling, door to a large area of loft eaves storage.



**DINING ROOM**



**BEDROOM TWO** 9' 3" x 14' 5" (2.83m x 4.40m) Max  
Large double glazed window to the rear aspect with open views to the rear garden and countryside beyond, built in large double wardrobe, double radiator.

**BEDROOM FOUR** 13' 8" x 8' 8" (4.16m x 2.64m)  
Double glazed window to the front, coved ceiling and double radiator.

### **BATHROOM**

Double glazed window to the front, coloured suite comprising of a panelled bath with separate taps, wash hand basin and a low flush WC. Half tiled surrounds and double radiator.

### **OUTSIDE**

#### **FRONT GARDEN & DRIVEWAY**

The front garden has a raised herbaceous flowerbed with a high hedge to the front. There is a part brick walled and hedgerow surround. The driveway extends to the whole width of the property and offers off road parking for many vehicles. There is also a large double width Carport leading up to the Garage and front door.

**LARGE GARAGE** 22' 6" x 14' 11" (6.86m x 4.55m) max  
L-shaped Garage with and up and over door to the front and rear plus a window and door to the rear garden. The garage has power and light and offers ample space for storage and a workshop if required.

#### **REAR GARDEN & ADDITIONAL LAND (Can be purchased via separate negotiation)**

The large level South Facing rear garden has an extensive level lawn area (former tennis court) with a path leading to the rear of the plot. There is also a large crazy paved patio to the rear of the property with side access. There are high hedges to both sides and the rear. The garden offers a high degree of seclusion from all sides. To the rear of the garden there is a detached building, ideal for Garden Storage approximately measuring 3.41m x 2.50 m (11'2" x 8'2").

A gate then provides access to an additional quarter acre plot of land with an old Stable Building (derelict) which can be purchased via separate negotiation.

**2/6/2025 – New Asking Price**



**SITTING ROOM**



**KITCHEN**



**KITCHEN**



**LANDING**

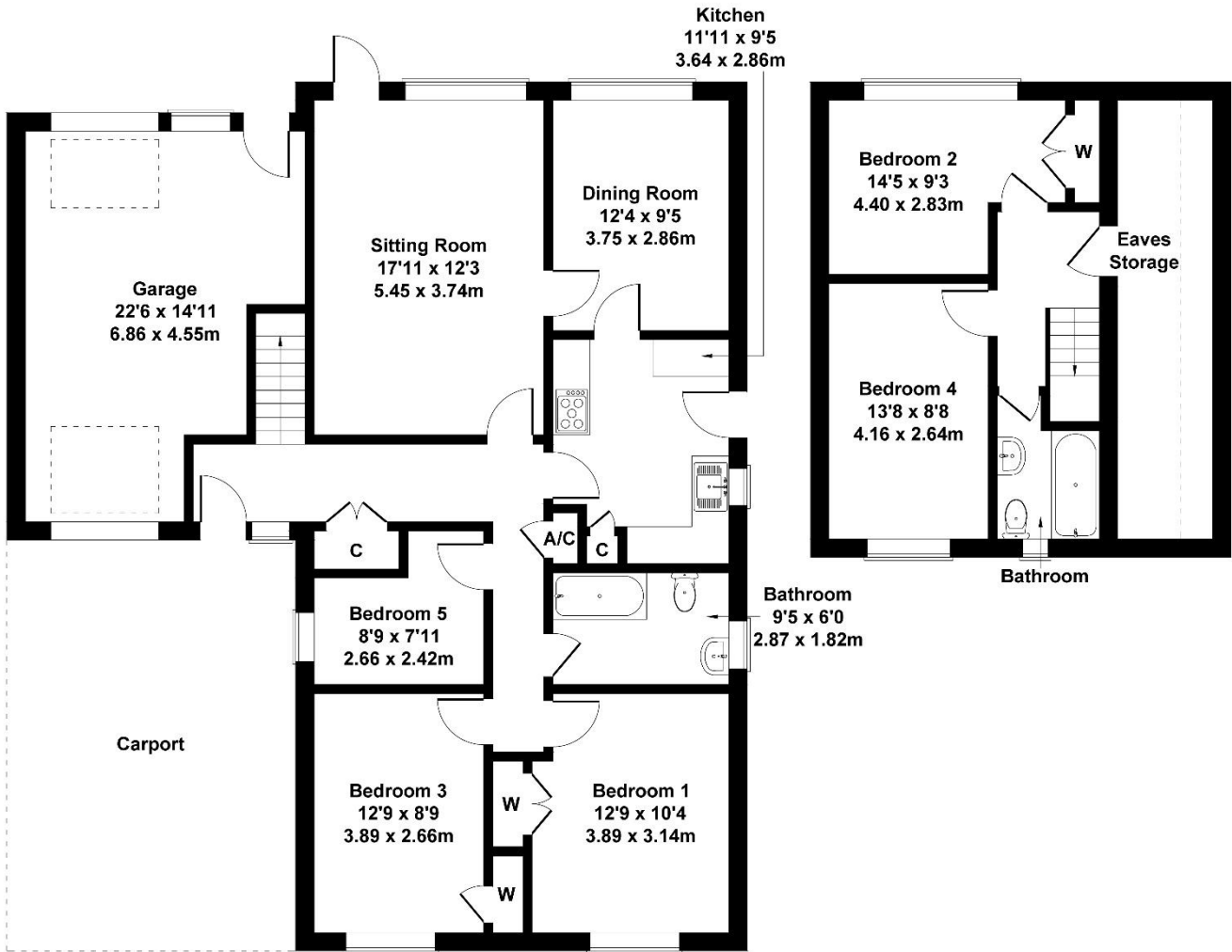


**BEDROOM ONE**

**FLOORPLAN**

**Burntwood Lane**

Approximate Gross Internal Area  
1647 sq ft - 153 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.







**BEDROOM FIVE/STUDY**

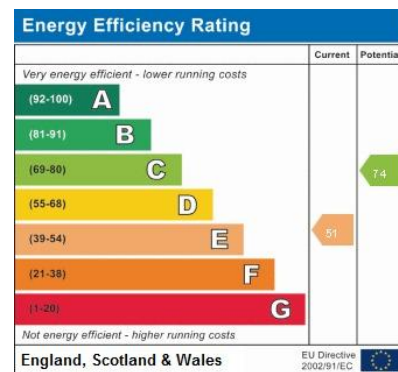


**VIEWS TO MANOR PARK**

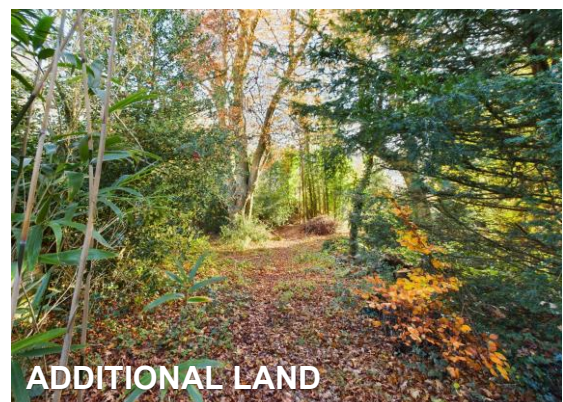


**GROUND FLOOR BATHROOM**

### ENERGY PERFORMANCE CERTIFICATE (EPC)



**LAND PLAN**



**ADDITIONAL LAND**

### **DATA PROTECTION ACT 1998**

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