



Rear Patio



View from the top of the front Garden

A TRULY IMPRESSIVE, RECENTLY CONVERTED, ARCHITECT DESIGNED THREE BED THREE BATH SEMI-DETACHED FAMILY HOME ONLY COMPLETED IN 2025. Totally refurbished throughout to a very high standard, with new UPVC windows new kitchen, utility, cloakroom and bathrooms. Two bedrooms have newly fitted ensuite shower rooms, and all bedrooms have built in wardrobes.

The master bedroom has a walk-in dressing room and an ensuite shower room. To the rear of the property is a stunning kitchen living room with full height wide bi-fold doors providing panoramic views and access to the rear porcelain patio and covered seating area.

Situated at the end of a cul-de-sac with easy access to the adjacent Kenley common and woodland. There are secluded south facing landscape gardens to the rear and side with a choice of seating areas, a storage shed and a summer house with power, heating and lighting. Outside is a gated tegular paved driveway with ample space to securely park two vehicles plus a further space on the outer driveway area.

THIS IS A STUNNING HOME THROUGHOUT OFFERED IN OUTSTANDING CONDITION WITH NO ONWARD CHAIN!

New Barn Lane, Whyteleafe, Surrey CR3 0EX

ASKING PRICE: 'Offers in the Region of' £600,000 Freehold



Kitchen/Living Room

***A UNIQUE THREE DOUBLE BEDROOM
HOUSE WITH TWO EN-SUITES***

***22' 1" x 12' 4" (6.73m x 3.76m) KITCHEN/ LIVING
ROOM* *MASTER BEDROOM WITH EN-SUITE
DRESSING ROOM & SHOWER ROOM***

***CONVENIENT LOCATION FOR WHYTELEAFE
STATION & ACCESS TO KENLEY COMMON***

***MODERN THROUGHOUT AND
IMMACULATLY PRESENTED***

***SUPERB LANDSAPED**

SOUTH FACING GARDENS - NO ONWARD CHAIN!*

DIRECTIONS

From Whyteleafe Town Centre proceed up Whyteleafe Hill, straight on over the Railway Crossing, take the second right into Hornchurch Hill, continue along Beverley Road and take the second left into New Barn Lane, the house is at the end of the road on the left-hand side.

LOCATION

New Barn Lane is a sought-after residential no through road in Whyteleafe within half a mile of Whyteleafe Railway Station and the picturesque Kenley Common accessed in Hilltop Road. The commuter has a choice of three stations in Whyteleafe with services into Croydon, London and the South Coast. The M25 motorway, Junction 6, can be found at nearby Godstone.

Within half a mile there are also two excellent Primary Schools, Whyteleafe Infants & Juniors and at the junction of Valley Road and New Barn Lane just a short walk from the house, Kenley Kindergarten and Kenley Infants and Junior School. Nearby Caterham has a good selection of High Street shops which includes four Supermarkets and other useful amenities including Doctors and Dentists.

**AN IDEAL LOCATION FOR THE RAIL & ROAD
COMMUTER AND ACCESS TO THE TOWN AND
COUNTRYSIDE**

ACCOMMODATION

PORCH

Covered Porch with access to the front garden, outside courtesy light.

ENTRANCE HALLWAY 17' 8" x 6' 0" (5.38m x 1.83m)

L'shaped Entrance Hallway with a return staircase to the first-floor part galleried landing with three useful understairs storage cupboards. Coved ceiling, vertical radiator.

CLOAKROOM

Double glazed frosted window to the front. White suite comprising of a low flush hanging WC with a concealed cistern and a vanity wash hand basin with storage units above, quality tiled surrounds, heated towel rail and extractor fan.

LOUNGE 15' 3" x 13' 11" (4.64m x 4.24m)

There is a large double glazed bay window to the front with open views across the valley. A dropped coved ceiling with inset LED up lighting, attractive porthole window to the side. TV point and double radiator.

KITCHEN / LIVING ROOM 22' 1" x 12' 4" (6.73m x 3.76m)

An impressive room with double glazed bi-fold doors and a Overhang Canopy seating area (extending to the full length of the room) leading to the landscaped South Facing rear gardens and patio. Dropped coved ceiling with inset LED downlights and up lighting, Amtico flooring throughout. The Kitchen is fitted with high-gloss wall and base storage units with internal drawers and complementary worktops and tiled surrounds. There is a one and a half bowl Franke composite sink unit with a 'waste disposal', concealed waste bin base unit. Integral AEG double oven and grill with a four-ring electric 'Induction' hob with an extractor fan above There are two built in Fridge/Freezers and a built-in Dishwasher. The Kitchen area also has a double-glazed window



Living Room

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overlooking the rear garden. There is a TV point and a large vertical radiator.

UTILITY ROOM 3' 11" x 5' 11" (1.19m x 1.80m)

Range of wall and base units with matching worktops, single bowl sink unit, extractor fan. Space and plumbing for a washing machine and space for a tumble dryer. A 'Smart Heating System' wall mounted VIESSMAN gas fired storage Combination Boiler (Hydrogen ready) which serves the two first floor Ensuite Shower Rooms and Bathroom with ample pressured hot water at all times.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed Velux window to the side, coved ceiling and radiator.

MASTER BEDROOM 12' 3" x 11' 11" (3.73m x 3.63m)

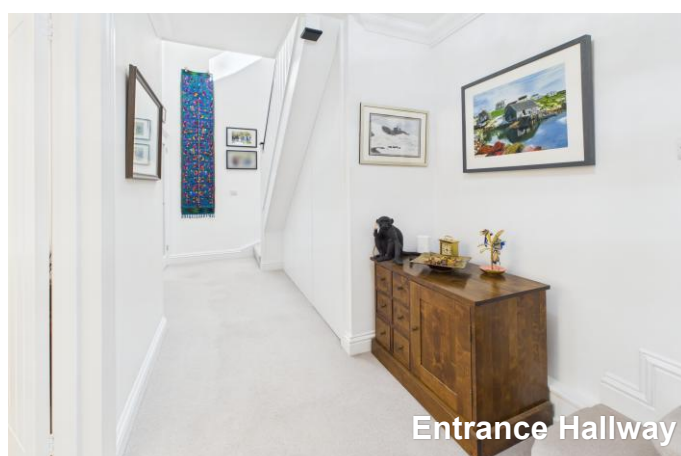
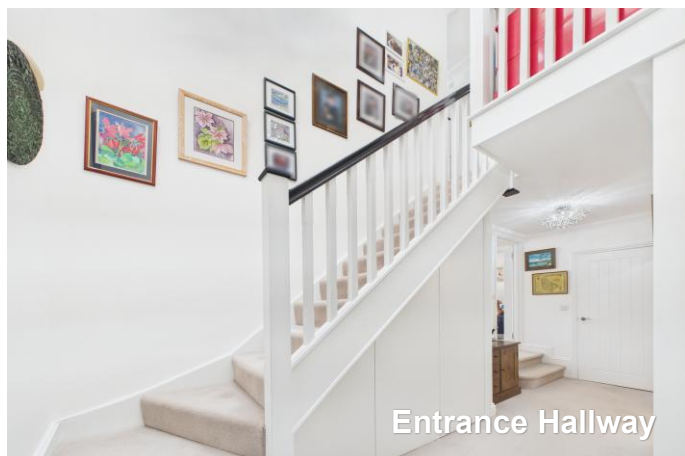
Double glazed windows to the rear either side of double-glazed inward opening french doors onto a 'Juliet Balcony' overlooking the rear landscaped garden. TV point, large vertical radiator, separate doors to an Ensuite Dressing Room and Ensuite Shower Room.

EN-SUITE DRESSING ROOM 10' 11" x 5' 3" (3.32m x 1.60m)

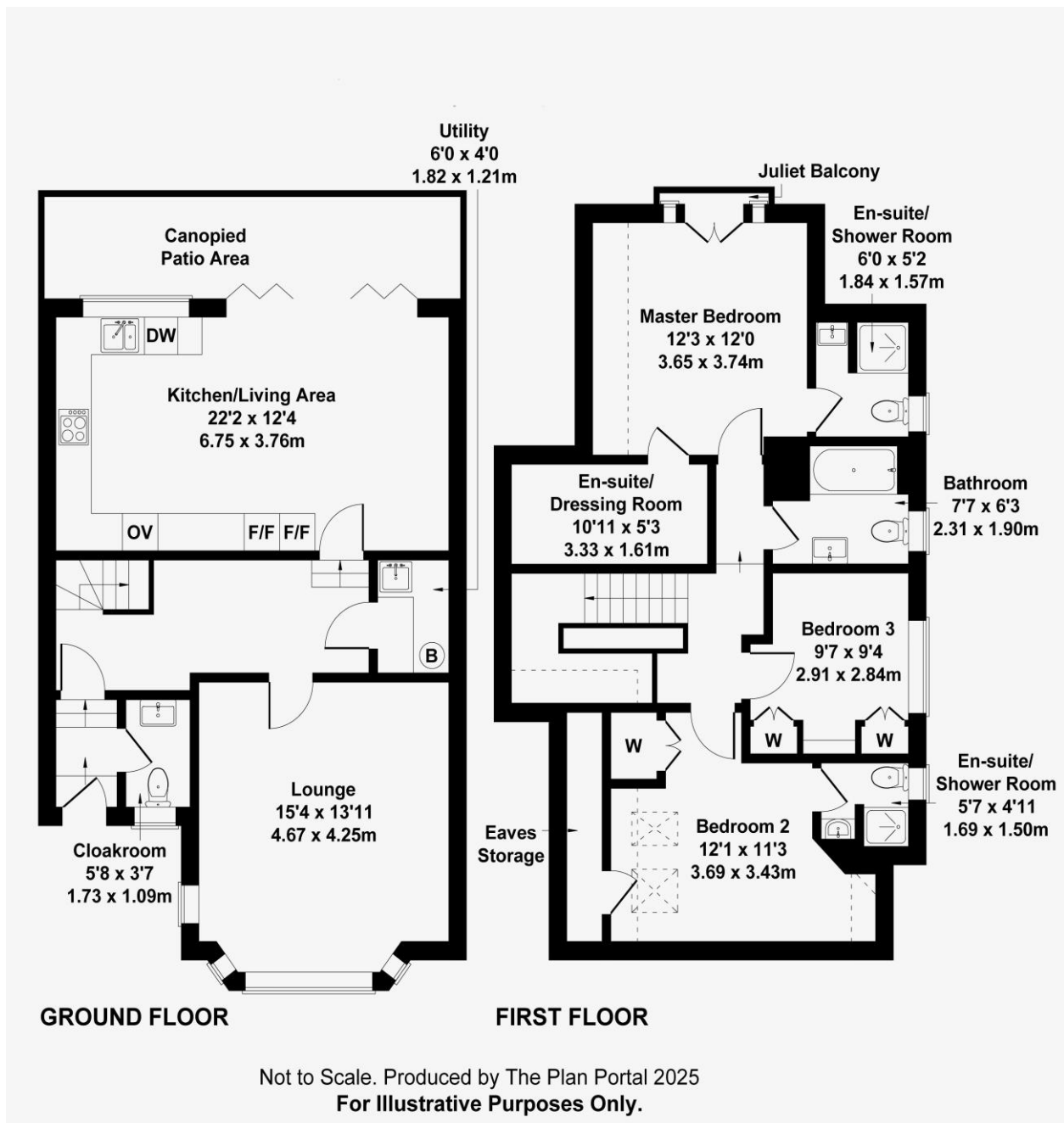
Double glazed Velux window to the rear, range of built-in hanging and shelf space with drawers to two walls plus a Dressing Table with a mirror above. Wall mounted heated towel rail, eaves storage cupboard. With alterations this room could be utilised as a fourth Bedroom if required with a door being created onto the Landing.

EN-SUITE SHOWER ROOM 6' 0" x 5' 1" (1.83m x 1.55m)

Double glazed frosted window to the side. Modern white suite comprising of an enclosed shower cubicle with a mixer shower fitment, large rectangular vanity wash hand basin with an illuminated mirror above and a low flush WC with an enclosed cistern. Quality tiled walls and a wall mounted heated towel rail.



FLOORPLAN



BEDROOM TWO 12' 1" x 11' 3" (3.68m x 3.43m)

Two double glazed Velux windows to the side, door accessing an Eaves Storage area, built-in double wardrobe, double radiator, door to:

EN-SUITE SHOWER ROOM 5' 6" x 4' 11" (1.68m x 1.50m) Double glazed frosted window to the side, modern white suite comprising of an enclosed shower cubicle with a mixer shower fitment with a waterfall fixed head and a hand-held shower, bowl style sink unit with cupboard below and an illuminated mirrored bathroom cabinet with de-mister and shaver point above and a low flush WC. Quality tiled surrounds and a heated towel rail.

BEDROOM THREE 9' 6" x 9' 3" (2.89m x 2.82m)

Double glazed window to the side, two built-in wardrobes to one wall with locker space and a built-in dressing table/desk unit below, double radiator.

BATHROOM 7' 7" x 6' 2" (2.31m x 1.88m)

Double glazed frosted window to the side. White modern suite comprising of a panelled bath with a corner mixer tap and a mixer shower with riser rail shower head and waterfall fixed head and shower screen, large vanity wash hand basin with an illuminated mirror above and a low flush WC with an enclosed cistern. Airing cupboard with slatted shelves and radiator inside. Quality tiled surrounds and heated towel rail.

OUTSIDE

FRONT GARDEN

A block tiled path, and steps lead up to the front door and provide access to the front landscaped garden. There are fabulous views from the front garden towards Riddlesdown Common and the Chalk Cliffs. A gate leads to the side and rear garden.

REAR & SIDE GARDENS

FABULOUS AND SECLUDED REAR AND SIDE GARDENS. These have been totally landscaped to offer access to all parts of the garden with stunning views across the adjacent valley. There are terraced flowerbeds to the side garden and a large, secluded porcelain patio to the rear of the house with a canopied seating area to the rear of the Kitchen/Living Room. A set of steps leads up to a higher patio with access to a detached Summerhouse which has power and light. There are electrical sockets to the rear and side of the house. Further steps take you to the secure 'Tegula' block paved driveway and a gate leading onto path to Kenley Common, ideal for dog walkers.

SECURE DRIVEWAY VIA HILLTOP ROAD

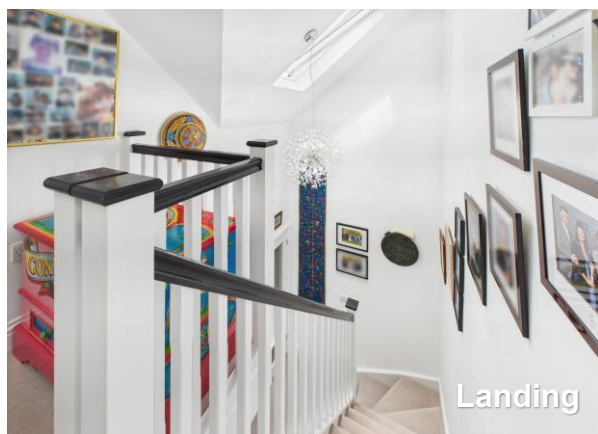
There is a driveway to the rear of the property accessed via Hilltop Road which offers secure parking for two vehicles behind a set of wooden gates and a further off-road parking space in front of the gates. There is no off-road parking at the front of the house, so the rear access offers secure parking and an easy alternative route to the house.

COUNCIL TAX

The current Council Tax Band is to be confirmed, via London Borough of Croydon. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.croydon.gov.uk/council-tax/what-council-tax-and-how-much-it/council-tax-bands>

27/06/2025

FIRST FLOOR ACCOMMODATION & GARDENS



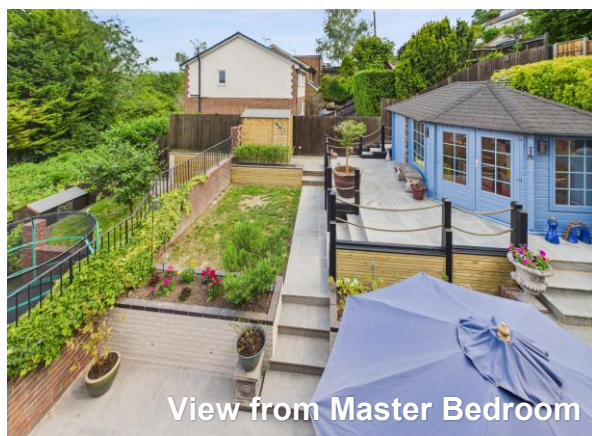
Landing



Master Bedroom



Master Bedroom



View from Master Bedroom



Bedroom Two



Bedroom Two view over the Valley



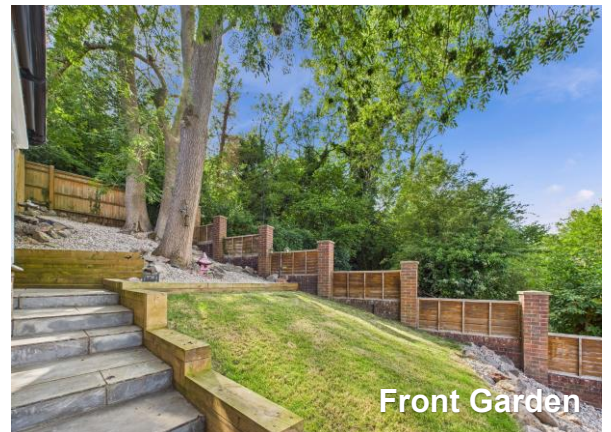
Bedroom Three



Bathroom



Secure Driveway



Front Garden

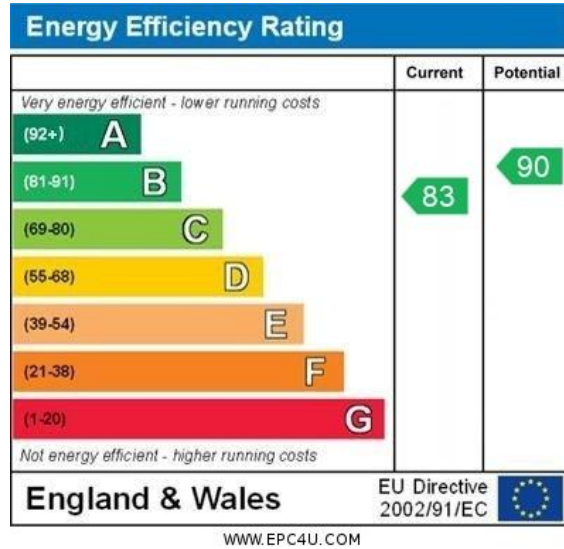


Rear Garden



Side Garden

ENERGY PERFORMANCE CERTIFICATE (EPC)



DATA PROTECTION ACT 1998

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