



2 Willow Mews, Caterham

£775,000 Freehold

Situated on a gated cul-de-sac on the sought-after Oakgrove development • Four bedroom detached home with two en-suites and family bathroom • Stunningly presented throughout • Integral garage with utility area to the rear • Kitchen breakfast room and substantial reception room incorporating lounge and orangery • Charming rear garden and off-street parking



Willow Mews, Caterham, CR3

Approximate Area = 1668 sq ft / 154.9 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

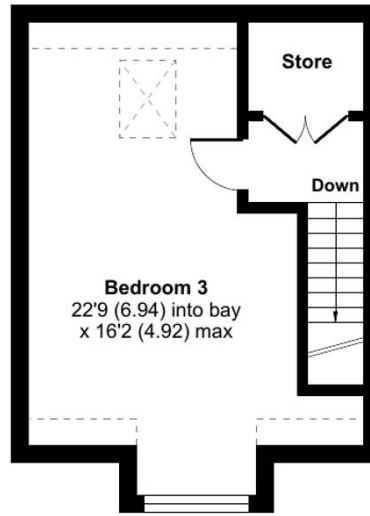
Garage = 217 sq ft / 20.1 sq m

Total = 1911 sq ft / 177.4 sq m

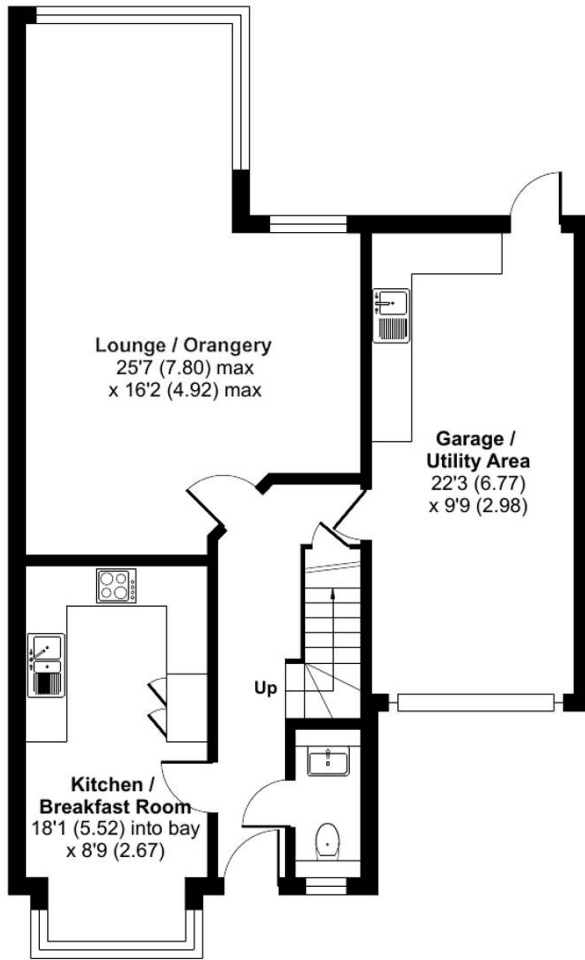
For identification only - Not to scale



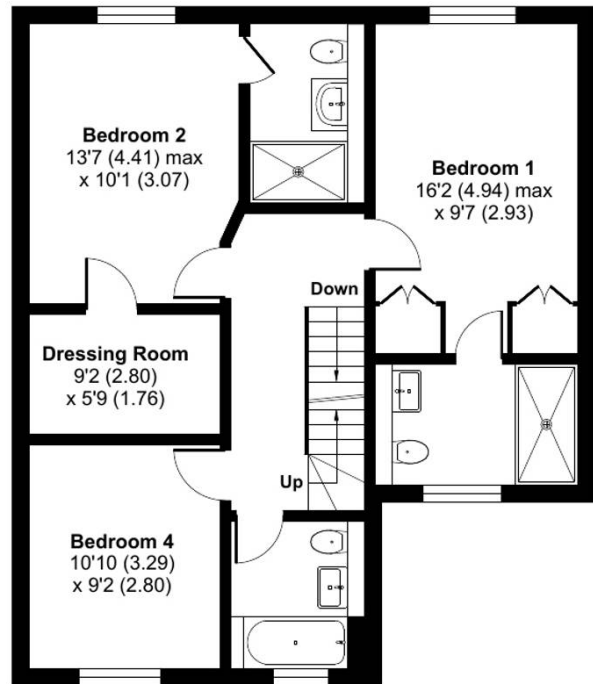
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Park & Bailey. REF: 1153228

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Presenting a remarkable opportunity to acquire an exceptional residence, this stunning four-bedroom detached property is nestled within a secure mews in the highly coveted Oakgrove development.

Exuding elegance and style, this home boasts a sophisticated design and impeccable finishes throughout, including high-end sanitary ware in the bathrooms, Quartz kitchen worktops and stone surround to the gas feature fireplace in the lounge. Accented by a fresh modern aesthetic, the property offers a seamless fusion of comfort and sophistication, creating an inviting and warm ambience. The property is also eco-friendly, with solar panels fitted to the roof as part of the original build.

Upon entering, one is greeted by a spacious hallway that leads to the heart of the home. The substantial reception room, encompassing both lounge and orangery with vaulted ceiling, is perfect for entertaining guests or relaxing with loved ones, with access onto the charming rear garden via bi-fold doors. The front aspect kitchen breakfast room is a culinary haven, offering ample space for meal preparation and dining.

The property features four generously proportioned bedrooms, two of which enjoy the luxury of en-suite facilities, while a family bathroom serves the remaining bedrooms. Each room has been meticulously designed to offer both comfort and functionality, providing an ideal sanctuary for rest and relaxation.

The principal suite on the first floor offers a walk-in shower room en-suite, with adjacent dressing room, with the second bedroom also offering the same en-suite facility and two built-in wardrobes. Stairs rise from the first floor landing to the fourth bedroom, which generously occupies the entirety of the second floor; light, bright and airy with a substantial front aspect window and a Velux to the rear, this floor also offers a large storage cupboard which is completely shelved for storage, or could be converted into another bathroom.

Further enhancing the appeal of this home, an integral garage with a convenient and bespoke utility area at the rear. Six tall, shelved larder cupboards, and under the counter units with drawers provide additional storage space and practicality, whilst there is also space to house an additional fridge/freezer.

Stepping outside, a charming rear garden offers a private retreat to enjoy the outdoors in tranquillity. This stunning landscaped space is mature and secluded, with steps leading down from the patio adjacent to the property, to the lower garden and a further patio area at the bottom of the garden, with separate gate to the side access. Both seating areas bask in sunlight until late evening.

Additionally, off-street parking ensures convenience for residents and visitors alike, whilst there are also four visitor parking spaces within the gated mews.

Located within the esteemed Oakgrove development, this property presents an exceptional opportunity to reside in a premier setting renowned for its tranquillity and exclusivity. With its meticulous attention to detail and superior craftsmanship, this residence exemplifies a standard of living that is both luxurious and comfortable.

As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of providers. There is no obligation to provide your consent, or to uptake any of



The property is situated on a quiet and tranquil, gated mews, within this popular, residential development in Caterham on the Hill. Surrounded by picturesque countryside views and walks, Surrey National Golf Course is accessible via the developments delightful eco-friendly park, just a moments' walk from Willow Mews. Within catchment of a wide array of superb schooling, including both state and private, there are local shopping facilities in Caterham on the Hill including Tesco store at the Village, and amenities such as a health centre, library, restaurants and pubs. Caterham Valley offers a wider selection of shops including two supermarkets and mainline station, whilst the motorway network can be accessed via junction 6 off the M25 at Godstone.



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