



ROFFES LANE  
CATERHAM, CR3

GRANT J BATES  
— PROPERTY —





# Exceptional gated family home offering nearly 3,000 sq ft of contemporary living in a tranquil Surrey setting

GJB

**Roffes Lane, Caterham, CR3**

**Freehold**

- Exclusive Gated Home
- Four Bedrooms
- Three Bathrooms
- Landscaped Garden
- Gym
- Integral Double Garage
- Stylish Kitchen
- Off Street Parking
- Nearly 3,000 Sq Ft

## **Description**

Set against the rolling Surrey landscape, this exceptional family home sits behind electric gates within a small, exclusive private development of just two houses. Conceived with a strong architectural identity, the house balances contemporary family living with a thoughtful response to its rural setting, combining generous proportions, tactile materials and carefully considered connections to the garden.

The architecture takes its cues from the distinctive work of Ernest Trobridge, interpreted through waney-edge timber boarding, brickwork and tile hanging beneath a traditional clay-tiled roof. The result is characterful yet contemporary, with a strong sense of place.

Inside, the plan is organised around everyday family life. At its heart is a generous open-plan kitchen, dining and family room, where cooking, eating and living naturally overlap.

**Joe Bickerton**

**Founding Broker**

07792 832 156

joe@grantjbates.com





Large bi-folding doors open directly onto the terrace and private garden, drawing natural light deep into the interior and creating an effortless relationship between inside and out. Porcelain tiles and engineered timber flooring run through the principal spaces, with zoned underfloor heating beneath.

A dedicated study provides a quieter setting for home working, while the lower level accommodates the more practical and recreational elements of the house. A substantial double garage offers secure parking and additional storage, alongside a separate utility room and private gym.

Upstairs, the principal bedroom has the feel of a private suite, combining a generous bedroom with a dedicated dressing area and contemporary en-suite shower room. A second bedroom also benefits from an en-suite, while two further double bedrooms and a highly specified family bathroom complete the accommodation.

Outside, the landscaping has been conceived as an extension of the architecture. Sleeper retaining walls navigate the changing levels, while larch panelling brings warmth and texture to the garden. A feature staircase rises to an established lawn, creating a series of distinct outdoor spaces.

Immediately adjoining the house, a generous Indian sandstone terrace wraps around the side to reveal a secluded hot tub area and exceptional sunken seating space, carefully positioned to offer privacy from neighbouring properties.













Together with the bi-folding doors, these spaces create a natural setting for outdoor dining and entertaining.

**Situation**

The house occupies an appealing position on Roffes Lane, surrounded by the wooded hills, open countryside and winding lanes characteristic of this part of Surrey, offering a genuine sense of retreat despite its accessibility to London.

Caterham and Caterham-on-the-Hill provide a broad selection of independent shops, restaurants, pubs and everyday amenities, alongside schools and recreational facilities. The wider area offers highly regarded golf courses, with Epsom and Lingfield racecourses also within reach.

Caterham Station is just over a mile away with Coulsdon South just a short drive offering regular and fast services to London Bridge (22mins) and London Victoria (30mins) making this a particularly compelling balance of rural living and connectivity.

**Additional Information**

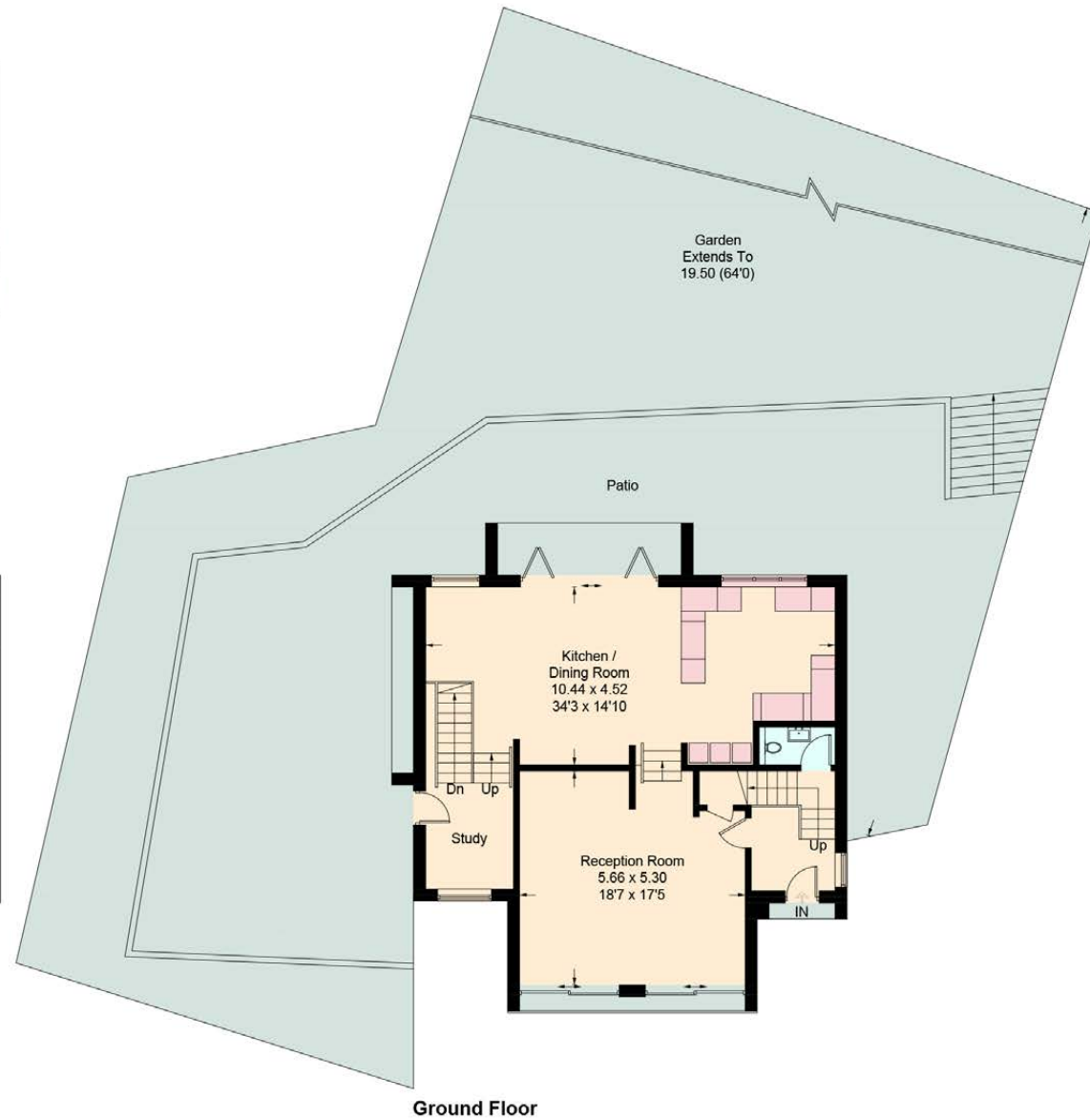
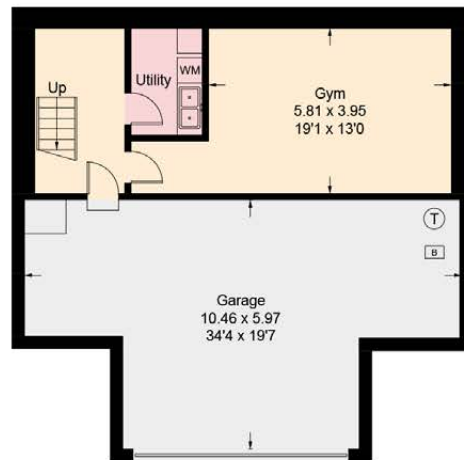
**Local Authority:** Tandridge District Council  
**Council Tax Band:** G  
**EPC Rating:** B



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## Roffes Lane

Approximate Gross Internal Area = 272.9 sq m / 2937 sq ft (Including Garage)

**Important Notice:** These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.