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A FOUR BEDROOM DETACHED FAMILY HOME LOCATED IN A POPULAR CUL-DE-SAC IN SEMI-RURAL CHALDON* *LARGE THROUGH LOUNGE AND SEPARATE DINING ROOM* *KITCHEN/BREAKFAST ROOM WITH BUILT IN APPLIANCES* *BEDROOM ONE WITH AN ENSUITE SHOWER ROOM, A FURTHER THREE GOOD SIZE BEDROOMS* *GREAT POTENTIAL TO EXTEND TO THE REAR OR SIDE (subject to planning permission) * *DESIRABLE AND CONVENIENT LOCATION - NO ONWARD HOUSE CHAIN!

A DELIGHTFUL AND IMMACULATELY PRESENTED FOUR-BEDROOM FAMILY HOME set within a highly sought after cul-de-sac. The house has an inviting Reception Hallway and a Large Landing, a great size bright Lounge and rear facing Dining Room. On the first floor there is a modern white Ensuite Shower Room and Family Bathroom and four great size Bedrooms. In our opinion, there is potential to extend to the rear of the house to create a larger Kitchen/Breakfast Room and to the side over the Garage to build a Master Bedroom with an Ensuite and Dressing Room (subject to planning permission, previously given). A QUIET AND SECLUDED LOCATION!

Fryern Wood, Chaldon, Surrey CR3 5AR
Asking Price: 'Offers in the Region of' £875,000 Freehold

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Directions
From Caterham on the Hill proceed along Chaldon Road and continue into Rook Lane into Chaldon. Fryern Wood is a turning on the left-hand side. Proceed around the first left hand bend, the house is the first property on the left hand side.

Location
Chaldon is located in a delightful semi rural area within easy reach of town and surrounding greenbelt countryside.

The commuter has a choice of railway stations at Caterham (with services into Croydon & London) and Merstham which also has a service to Gatwick and Brighton on the South Coast. The car commuter is within easy reach of the M25 motorway which is accessible from Godstone (junction 6) or Hooley via the M23 (junction 7).

Local shopping facilities can be found in Caterham which has a choice of five Supermarkets and many other High Street shops. Chaldon is on the edge of greenbelt countryside with many fine walks over the North Downs.

Chaldon also has an historic Church, located along Ditches Lane via Church Road, dating back to the 11th Century. Along Rook Lane there is the Surrey National Golf Course with Driving Range for golfers and has an impressive Club House with views over the course.

A GREAT LOCATION FOR TOWN AND COUNTRY LOVERS!

ACCOMMODATION
Covered Entrance Porch

Reception Hallway
Recently fitted part panelled and double glazed front door, staircase to the first floor landing with an understairs cupboard housing the electric fuse box and meter. Coved ceiling with inset spotlights. There is a double glazed frosted door to the side covered access path. Solid wood flooring, single and double radiator.

Cloakroom
Double glazed frosted window to the front, modern white suite comprising of a pedestal wash hand basin with a tiled splashback and a low flush WC. Inset spotlighting and radiator.

Lounge *21' 6" x 12' 4" (6.56m x 3.78m)*
There is a large double-glazed window to the front aspect and floor to ceiling double glazed windows to the rear and a door to the rear garden. Coved ceiling with inset spotlighting, Italian Limestone fireplace with a gas flame fire inset. TV point and two double radiators.

Dining Room *11' 4" x 10' 4" (3.46m x 3.15m)*
Double glazed floor to ceiling window and a door to the rear patio and garden, coved ceiling with inset spotlighting, double radiator.

Kitchen/Breakfast Room
11' 5" x 9' 9" (3.48m x 2.98m)
Double glazed window to the rear, range of oak fronted wall and base units with matching worktops with a one and a half bowl graphite sink unit with a mixer tap and cupboard under. Built in dishwasher and washing machine. Built in Stoves five ring gas hob with an extractor fan above and an electric oven and grill below, space for a large fridge/freezer. Annually service wall mounted Worcester gas fired boiler set within a wall unit. Ample space for a kitchen table if required. Tiled surrounds and flooring, double radiator.

First Floor Accommodation

Landing *13' 6" x 8' 6" Max (4.12m x 2.60m Max)*
Large landing with a double-glazed window to the front, large built in airing cupboard with a hot water tank, shelving and central heating controls. Inset spotlighting and access to the loft.

Bedroom One *12' 6" x 11' 1" (3.82m x 3.39m)*
Double glazed window to the rear, inset spotlighting, radiator. Door to the Ensuite Shower Room.



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Ensuite Shower Room
Modern white suite comprising of an enclosed shower cubicle with a thermostatically controlled Aqualisa shower fitment, pedestal wash hand basin and a low flush WC. wall mounted heated towel rail, tiled surrounds and flooring, shaver point.

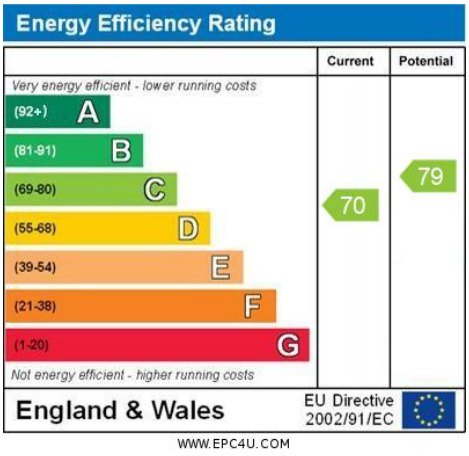
Bedroom Two *11' 2" x 9' 10" (3.41m x 3.01m)*
Double glazed window to the rear, inset spotlighting, built in double wardrobe and radiator.

Bedroom Three *12' 5" x 6' 11" (3.80m x 2.12m)*
Double glazed window to the front, inset spotlighting, radiator.

Bedroom Four *9' 9" x 6' 8" (2.99m x 2.05m)*
Double glazed window to the rear, large built in wardrobe, inset spotlights, radiator.

Bathroom *8' 5" x 5' 8" (2.58m x 1.74m)*
Double glazed frosted window to the side with a deep display shelf, white modern suite comprising of an enclosed shower cubicle with a thermostatically controlled Aqualisa shower fitment, panelled enclosed bath with a handheld shower attachment, pedestal wash hand basin and a low flush WC. Inset spotlights to the ceiling, shaver point, heated towel rail/radiator, tiled surrounds and flooring.

ENERGY PERFORMANCE CERTIFICATE (EPC)





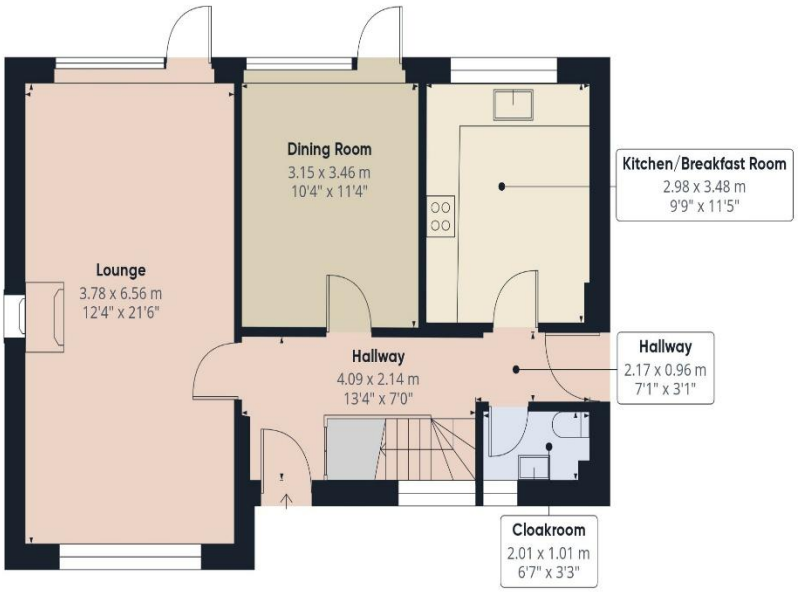




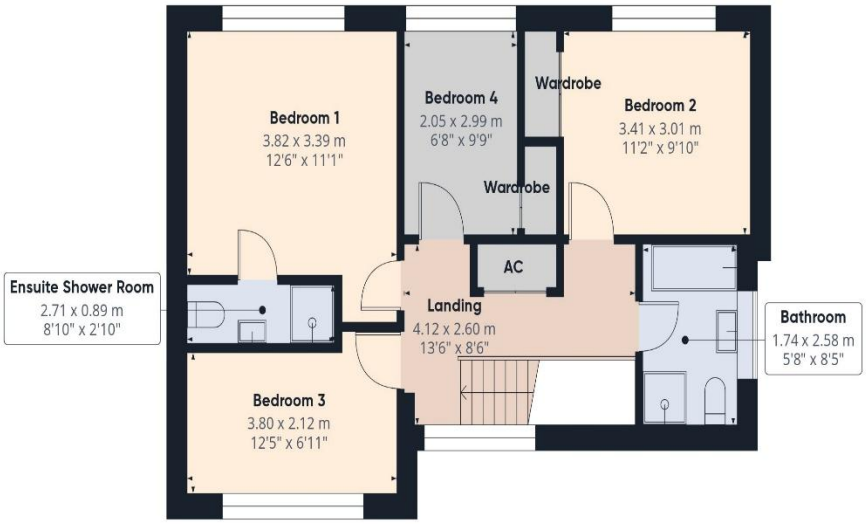




FLOORPLAN



Floor 0



Floor 1

Approximate total area(1)

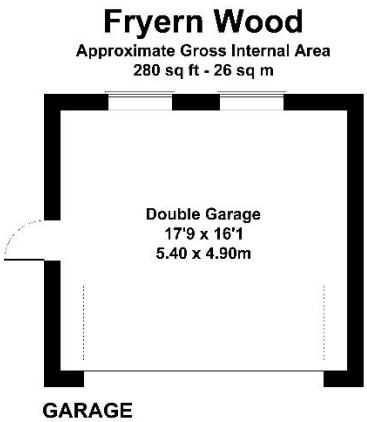
142.3 m²

1532 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Outside

Double Detached Garage *17' 9" x 16' 1" (5.41m x 4.90m)*

Approached via a double width driveway with ample off-road parking. Large up and over door, door to the side covered access path. There are two windows to the rear plus power and light.

Front Garden

The front garden has a lawn area and hedgerow borders. A path leads to the front door from the driveway. There is a secure side access gate to a covered side access path leading to the rear garden.

Rear Garden

A totally 'Private & Secluded' predominately West Facing rear garden with a delightful Pergola seating area to one side behind the Garage and a rear patio. The garden has hedgerow borders to all sides and a large lawn area and an outside tap.

Council Tax

The current Council Tax Band is **'G'**, 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-2026-2027.

09/10/2026

















DATA PROTECTION ACT 1998

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