



DETACHED THREE DOUBLE BEDROOM CHALET BUNGALOW *LOUNGE 14' 8" x 19' 11" (4.48m x 6.08m)*
SECOND RECEPTION 14' 2" x 23' 9" (4.32m x 7.25m) PLUS STUDY *SEPARATE DINING ROOM / BREAKFAST ROOM*
KITCHEN/BREAKFAST ROOM 11' 6" x 10' 10" (3.51m x 3.31m) & UTILITY
PRIVATE & SECLUDED PLOT WITH STUNNING VIEWS - DETACHED DOUBLE GARAGE

A DETACHED CHALET BUNGALOW WITH FABULOUS VIEWS OVER HARESTONE VALLEY with extensive Gardens to three sides. There are three Double Bedrooms with two Bathrooms and three Reception Rooms plus a Study, approximately 1757 sq ft (163 sq m). Set within totally secluded and private Gardens which includes a Double Detached Garage and driveway with ample parking. **AN IDYLIC LOCATION** around a mile from the Town Centre and Railway Station, **A FOREVER HOME, NO ONWARD CHAIN!**

Loxford Road Caterham Surrey CR3 6BH
Asking Price: £795,000 Freehold



DIRECTIONS

From Caterham Valley Town Centre proceed along Station Avenue to the mini roundabout, turn left into Harestone Valley Road and take the third exit at the mini roundabout continuing along Harestone Valley Road. Take the second left into Loxford Road, the private driveway to the property is on the right handside just beyond the third bend in the road.

LOCATION

The property is located approximately a mile from Caterham Valley town centre and Railway Station which has a regular service into Croydon and Central London. The town centre has a good selection of local and high street shops that includes two Supermarkets, Morrisons and Waitrose. Caterham School (private) caters for children from 3 - 18 years and is approximately half a mile along Harestone Valley Road, an excellent school with a good reputation.

Caterham is also a great spot to live to access the M25 at nearby Godstone. On the edge of greenbelt countryside and protective woodland with many fine walks and views, the area has a great countryside feel as well as being close to the town centre with shopping facilities and amenities.

**A HIGHLY DESIRABLE LOCATION
FOR TOWN AND COUNTRY LOVERS!**

ACCOMMODATION

RECEPTION HALLWAY 5' 11" x 14' 9" (1.81m x 4.5m)

Large double glazed frosted window to the front with a double glazed part panelled front door, coved ceiling. Large built in cloaks cupboard, radiator. Staircase to the first floor landing. Open plan to an Inner Hallway 5' 3" x 7' 7" (1.60m x 2.31m).

LOUNGE - FIRST RECEPTION

14' 8" x 19' 11" (4.48m x 6.08m)

An impressive triple aspect room with double glazed window to the side and double glazed french doors to a paved area.

A large double glazed bay window offers open westerly views over the Gardens and Harestone Valley. Coved ceiling, open fireplace, TV point and two double radiators, concertina doors to the Dining Room/Breakfast Room.

DINING / BREAKFAST ROOM

7' 9" x 12' 11" (2.37m x 3.94m)

Double glazed window to the side, door to the Hallway and a sliding door to the Kitchen, coved ceiling and radiator.

KITCHEN / BREAKFAST ROOM

11' 6" x 10' 10" (3.51m x 3.31m)

Double glazed window to the side aspect, range of modern wall and base units with tiled splashbacks and matching worktops incorporating a Breakfast Bar and a 1.5 bowl stainless steel sink unit with cupboards below. Built in under counter fridge and built-in Dishwasher, integral Microwave, electric oven and a two ring electric hob. Door to Dining Room/Breakfast room, access to:

UTILITY ROOM 6' 7" x 10' 0" (2.01m x 3.06m)

Double glazed and panelled doors to the front and rear. Modern wall and base units with worktops incorporating a single bowl stainless steel sink unit with cupboards under. Space and plumbing for a washing machine and space for a further appliance. Built-in cupboard with a wall mounted Worcester gas fired boiler. Double glazed frosted ceiling with two skylights.

SITTING ROOM / SECOND RECEPTION

14' 2" x 23' 9" (4.32m x 7.25m)

Double aspect room with two double glazed window to the rear and a set of double glazed french doors to a patio terrace and side Garden, two radiators, access to:

STUDY 9' 11" x 10' 11" (3.01m x 3.34m)

Double aspect room with double glazed windows to the front and side, coved ceiling, wall light points, large wall mounted mirror, radiator.



BEDROOM TWO 11' 4" x 10' 7" (3.46m x 3.23m)

Double glazed window to the rear, built-in double wardrobe, mirror unit with locker storage, double radiator.

BEDROOM THREE 9' 4" x 11' 10" (2.85m x 3.61m)

Double glazed window to the front, built-in double wardrobe, wall unit with a mirror above, double radiator.

BATHROOM 7' 11" x 6' 6" (2.42m x 1.98m)

Double glazed frosted window to the rear, grey suite comprising of a tiled bath, vanity wash hand basin and a low flush WC, built-in Airing Cupboard.

SEPARATE WC 7' 11" x 2' 11" (2.42m x 0.90m)

Double glazed frosted window to the rear, low flush WC and a wall mounted wash hand basin.

FIRST FLOOR LANDING

Access to Bedroom One and first floor Bathroom. double glazed window to the rear.

BEDROOM ONE 13' 5" x 13' 10" (4.09m x 4.22m)

Wide double windows to the front with views over Harestone Valley, full wall of built-in wardrobes, built-in cupboard over the stairs, radiator.

BATHROOM 6' 0" x 6' 11" (1.83m x 2.11m)

Double glazed window to the rear, suite comprising of a panelled bath with a wall mounted Triton electric shower fitment with a folding shower screen, vanity wash hand basin and a low flush WC. Tiled wall surrounds, wall vanity unit, radiator.



ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.EPC4U.COM		



FLOORPLAN



Approximate total area⁽¹⁾

138.8 m²
1495 ft²

Balconies and terraces

6.7 m²
72 ft²

Reduced headroom

1.3 m²
14 ft²

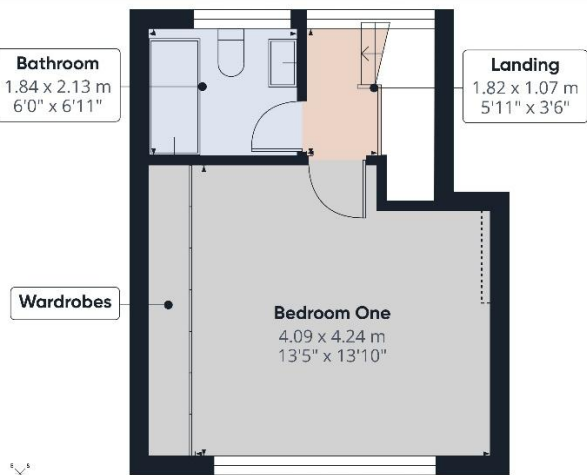
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

GIRAFFE360

Floor 0 Building 1



Approximate total area⁽¹⁾

34.2 m²
368 ft²

Reduced headroom
..... Below 1.5 m/5 ft

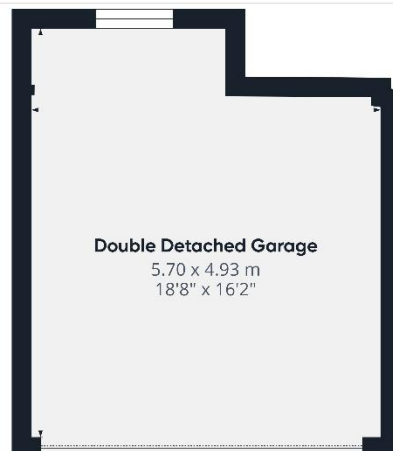
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

..... Below 1.5 m/5 ft

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

GIRAFFE360

Floor 1 Building 1



Approximate total area⁽¹⁾

28.2 m²
304 ft²

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

..... Below 1.5 m/5 ft

GIRAFFE360

Floor 0 Building 2



OUTSIDE

DOUBLE DETACHED GARAGE & DRIVEWAY

18' 8" Maximum length x 16' 2" (5.69m Maximum length x 4.92m)

Electric up and over door, power and light, gas meter. To the rear of the Garage with access via a rear path is a built-in double size storage cupboard.

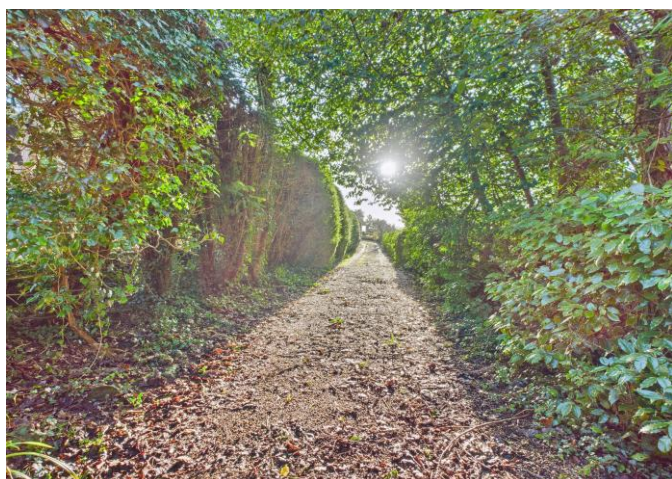
GARDENS

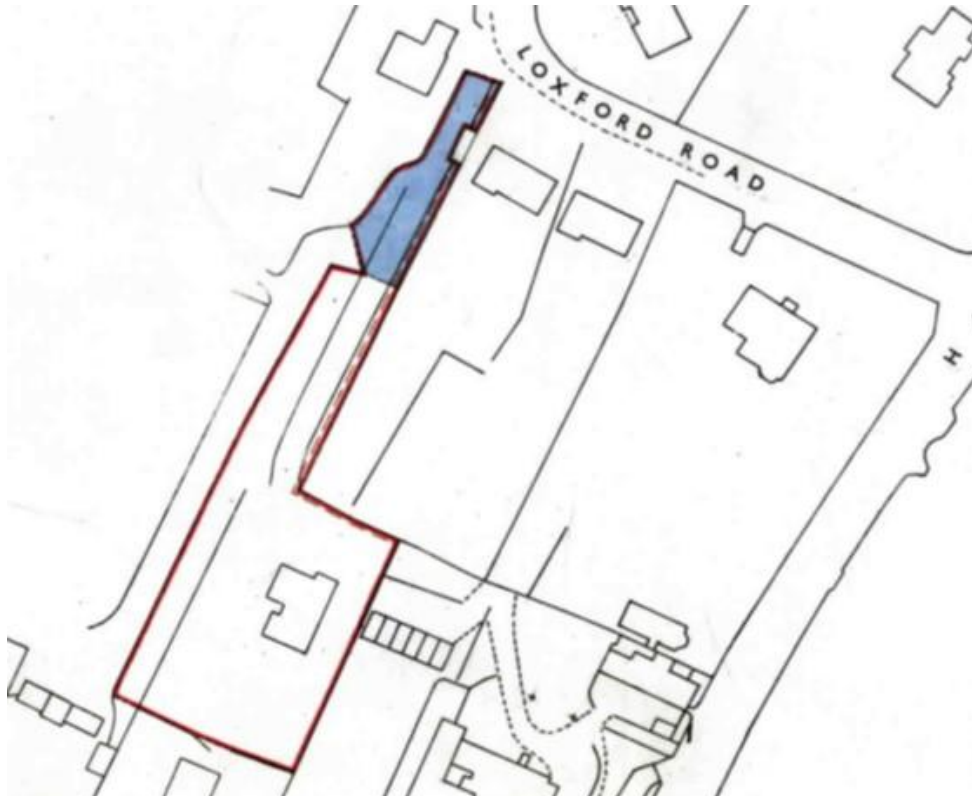
The gardens extend to both sides and the front of the property with fabulous views over Harestone Valley. There are lawn areas with several trees, flowerbeds and hedgerow/tree-lined borders. The driveway to the road has high hedges to either side. There are two Timber Sheds and a Greenhouse within the Gardens.

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-2025-2026>.

20/4/2026





DATA PROTECTION ACT 1998

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