



MONOCHROME | HOMES

Guide price £775,000

Brigade Place, Caterham, CR3 5ZU

Property Summary

OVERVIEW

Brigade Place is anything but ordinary. Set within the historic former Caterham Barracks, this is a home of remarkable scale, individuality and architectural presence — a property that feels closer to a converted country house than a conventional family home.

Overview

From the moment you step inside, the sense of drama is immediate. A grand, mansion-style staircase rises through the centre of the property, framed by exceptionally high ceilings, elegant proportions and huge sash windows that pour natural light through the interior. The result is a wonderfully bright and atmospheric home, with a real sense of theatre and volume that is difficult to replicate in modern construction.

A striking mezzanine level adds another layer of character, overlooking the internal space and enhancing the feeling of openness. Combined with the tall windows and impressive ceiling heights, it gives the property an almost gallery-like quality, with light moving through the house throughout the day.

The ground floor is centred around a generous kitchen and dining area, designed as a practical but sociable heart of the home. There is a useful larder cupboard, separate utility room and a ground-floor WC/shower room positioned just off the kitchen, while the proportions allow plenty of room for entertaining, family dining and everyday living without compromising on space.

The upper floors continue the same sense of grandeur. The principal reception room is particularly impressive, extending to over 25 ft in length and offering a substantial, versatile living space. Whether styled as a formal drawing room, family lounge or entertaining space, its scale gives it an undeniable sense of occasion.

Further bedrooms, bathrooms and dressing areas are arranged across the upper levels, creating a flexible layout that can adapt to a variety of lifestyles. Throughout the property, the combination of historic detailing, tall ceilings, oversized sash windows and substantial room dimensions gives every part of the house a distinctive sense of scale and character.

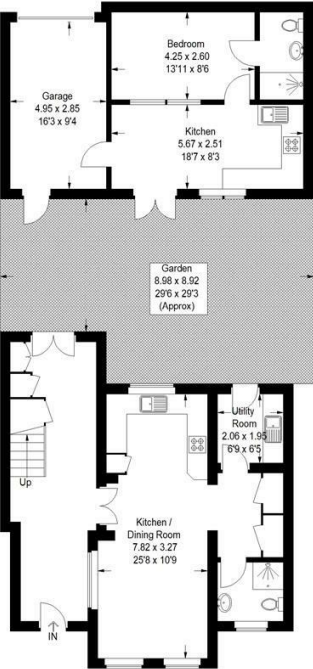
A further standout feature is the self-contained annexe positioned to the rear of the property, accessed independently via the garden and garage. This additional accommodation comprises its own living area with kitchenette, a generous double bedroom and an en-suite bathroom, providing excellent flexibility for extended family, older children, guests or those requiring a separate home-working or living space.

The annexe significantly enhances the versatility of the property, offering genuinely independent accommodation while remaining conveniently connected to the main house. Combined with the impressive principal residence, it creates a home that is not only striking in appearance but exceptionally adaptable for modern family life.

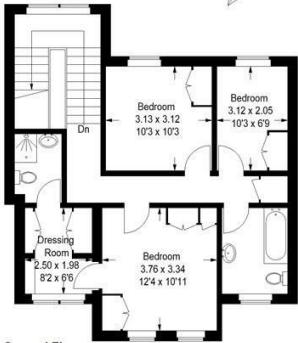


Brigade Place, CR3

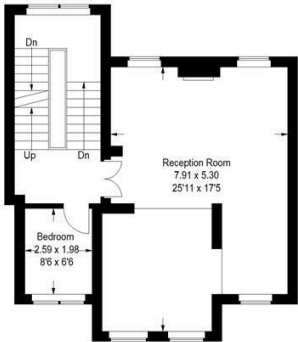
Approximate Gross Internal Area
184.7 sq m / 1988 sq ft
Outbuilding = 46.4 sq m / 489 sq ft
Total = 231.1 sq m / 2477 sq ft



Ground Floor



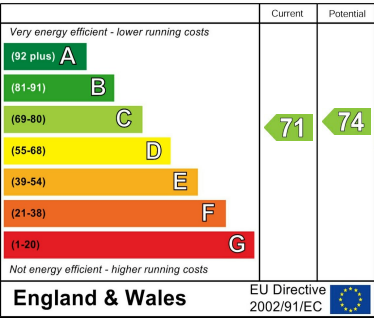
Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1333688)

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

