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Highview, Caterham, Surrey CR3 6AY
Asking Price: £1,120,000 Freehold



RECEPTION HALLWAY

LARGE DETACHED FOUR BEDROOM HOUSE (3,111 SQ FEET (289 SQ METRES), PLUS A DETACHED GARAGE/HOME OFFICE/STUDIO COTTAGE* *RECEPTION HALLWAY 14' 11" x 10' 6" (4.55m x 3.21m)* *35' 5" x 14' 3" (10.79m x 4.35m) MAIN RECEPTION ROOM, 22' 6" x 14' 1" (6.87m x 4.28m) KITCHEN / BREAKFAST ROOM* *21' 7" x 16' 8" (6.57m x 5.09m) Max L'Shaped SECOND RECEPTION* *26' 11" x 14' 3" (8.21m x 4.35m) BEDROOM ONE, BEDROOM TWO WITH ENSUITE BATHROOM* *SECLUDED PLOT, QUIET LOCATION, COUNTRYSIDE VIEWS, NO ONWARD HOUSE CHAIN!

A LARGE FAMILY DETACHED FOUR BEDROOMED HOUSE with a DETACHED STUDIO COTTAGE /HOME OFFICE / GARAGE. There is a fabulous Reception Hallway and a large Main Reception Room and Second Reception Room with access to the Gardens. The Kitchen/Breakfast Room also has double doors to the Rear Gardens. The large Master Bedroom has a vaulted ceiling with Skylights and views to the front aspect. The Guest Bedroom has an En-suite Dressing Room and Bathroom and there is also a separate Shower Room plus two further Double Bedrooms. Outside there is a large Driveway with great 'Off Road Parking' enclosed via large double gates. A UNIQUE PROPERTY IN A GREAT LOCATION!



MAIN RECEPTION ROOM

DIRECTIONS

From the High Street in Caterham on the Hill, proceed towards Caterham Valley via Church Road, take the third right turn into Stanstead Road, take the second left turn into Harestone Lane and then immediately left into Highview, the house is the second property on the left-hand side.

LOCATION

A very convenient location for local shops and amenities. Within a level mile walk there is the Dene (walk in Emergency) Hospital, Queens Park and two local Churches. The commuter can access a choice of three railway stations at Whyteleafe, and a station in Caterham Valley, all have services into Croydon and Central London. The M25 motorway is also nearby at Godstone Junction 6.

There is a good selection of schools in the area for all age groups from nursery level to secondary schools in Caterham on the Hill and Caterham Valley including **CATERHAM PRIVATE SCHOOL** which is within walking distance of the property via Harestone Lane.

Caterham is also within a mile and a half of greenbelt countryside at Chaldon which has many fine walks and woodland areas as well as access to the North Downs and the Surrey National Golf Course in Chaldon.

Caterham has a fine selection of High Street and local shops including a Waitrose, Tesco, Morrisons, Aldi, and a Lidl Supermarket.

**A GREAT LOCATION FOR ACCESS
TO THE TOWN AND BEAUTIFUL SURROUNDING
COUNTRYSIDE.**

RECEPTION HALLWAY

14' 11" x 10' 6" (4.55m x 3.21m)

Part panelled and glazed front door, inset spotlighting to the ceiling, decorative tiled flooring throughout, two double glass panelled doors to the main Reception Room and Kitchen/Breakfast room. A corner cupboard houses the wall mounted gas central heating boiler.

MAIN RECEPTION ROOM

35' 5" x 14' 3" (10.79m x 4.35m)

An impressive room with a large double glazed window to the front with a 'bench window seat' and a smaller double glazed window to the side. Inset spotlights to the ceiling, part wood effect and carpeted flooring, two double radiators, door to the study.

SECOND RECEPTION ROOM

21' 7" x 16' 8" (6.57m x 5.09m) Max L'Shaped

Two sets of double glazed French doors lead to the garden, picture rail surround, feature fireplace, three roll top radiators, wood effect flooring, electric underfloor heating (NOT TESTED).

KITCHEN/BREAKFAST ROOM

22' 6" x 14' 1" (6.87m x 4.28m)

A great size room which allows space for a 'Family Seating Area' or a Dining Area. There are double glazed windows to the front and side aspects and a folding double door to the garden. Range of wall and base units with matching granite worktops, double bowl sink unit with cupboards below, space and plumbing for a dishwasher and washing machine, four ring electric hob and a built-in electric oven and grill. Tiled surrounds and tiled flooring.

STUDY 8' 4" x 7' 3" (2.53m x 2.21m)

Glazed high level window to the side, fitted shelving. Located off the Main Reception Room.

INNER LOBBY

Return staircase to the first-floor landing, door to cloakroom, dado rail surround, radiator.

CLOAKROOM

Stained glass frosted window to the rear, tiled flooring, low flush WC and a corner wash hand basin with a tiled splashback, radiator.



MAIN RECEPTION ROOM TO DINING AREA

FIRST FLOOR ACCOMMODATION

LANDING

There is a large double glazed skylight window over the stairs and landing creating a light and spacious landing.

BEDROOM ONE 26' 11" x 14' 3" (8.21m x 4.35m)

This is a large room which could be split to create two bedrooms if required. There are two double glazed skylight windows with electric operated blackout blinds & electric operated opening mechanism, and a double glazed window to the rear. Built in wardrobes with mirror fronted doors. Two double radiators

BEDROOM TWO 17' 3" x 13' 8" (5.25m x 4.17m)

Double glazed French doors and windows to the rear, ideal for a Juliet Balcony, exposed wood floor, steps leading to a Dressing Room with an Ensuite Bathroom.

DRESSING ROOM 13' 6" x 13' 3" (4.11m x 4.03m)

Double glazed window to side, built in wardrobes and drawers to one wall, double radiator. Door to:

EN-SUITE BATHROOM 8' 6" x 13' 7" (2.59m x 4.15m)

Double glazed window to rear, mosaic tiles, panelled bath, vanity wash hand basin and a low flush WC. Inset spotlights to ceiling, wood effect flooring, towel rail and radiator.

BRDROOM THREE 14' 8" x 10' 3" (4.46m x 3.13m)

Double glazed French doors to a 'Juliet' Balcony to the front. Inset spotlights to ceiling, double radiator.

BEDROOM FOUR 12' 3" x 8' 2" (3.73m x 2.48m)

Double glazed window to the side, double radiator.

SHOWER ROOM

Recently re-fitted with a white suite comprising of a double size Shower Cubicle with a mixer shower fitment, twin vanity wash hand basins with a large, fitted wall mounted illuminated mirror above, low flush WC. Tiled surrounds and tiled flooring.

COUNCIL TAX

The current Council Tax Band is 'F', 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>. **18/9/2026**



SECOND RECEPTION ROOM



KITCHEN/BREAKFAST ROOM



KITCHEN/BREAKFAST ROOM



LANDING



BEDROOM ONE

OUTSIDE

FRONT GARDEN & DRIVEWAY

The house is approached by large double gates onto a block brick driveway with ample parking for several vehicles. A gate leads to the garden. There is a large, raised flowerbed to one side with retaining walls.

GARDENS

The rear garden is secluded and has a patio to the rear of the house and lawn area. There is also access to an enclosed courtyard area. At the end of the courtyard there is a door to :

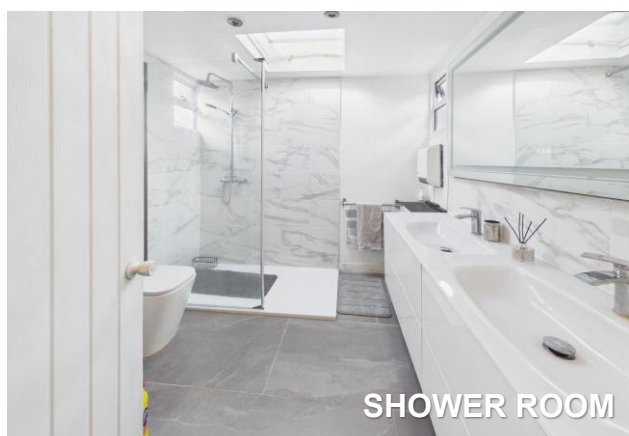
SEPARATE ANNEX / HOME OFFICE (subject to planning permission) 19' 8" x 12' 6" (6.00m x 3.82m)

Windows to the front and rear aspects, door leading to a Courtyard Area and the Gardens. The building has power and light throughout and is brick built with a tiled roof. There is a Kitchen Area with a sink unit and a mixer tap. A Mezzanine floor provides an ideal storage area. A door leads to a room to the side (2.80 metres x 1.85 metres) which is currently a Bathroom.

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17/9/2026



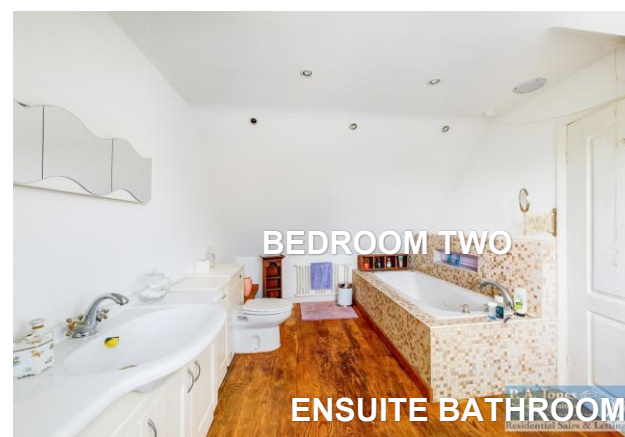
SHOWER ROOM



BEDROOM TWO



BEDROOM FOUR



BEDROOM TWO

ENSUITE BATHROOM



ENSUITE BATHROOM

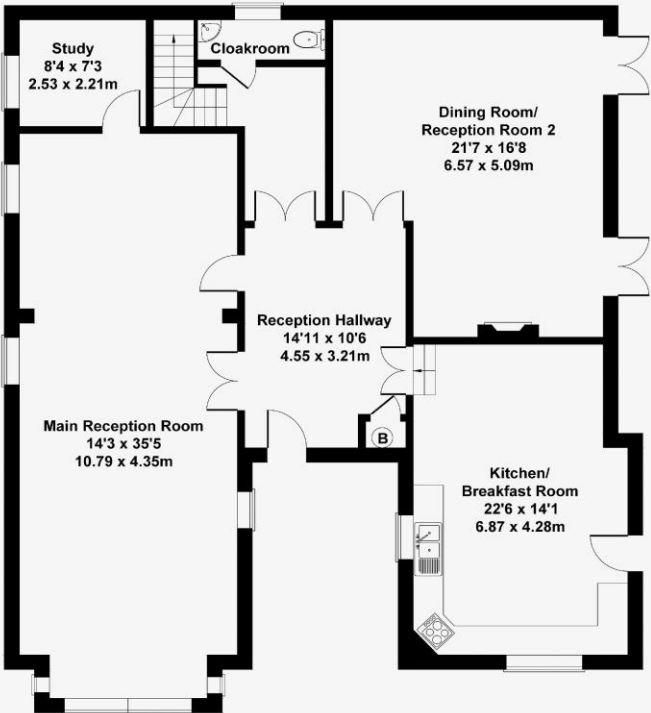


BEDROOM THREE

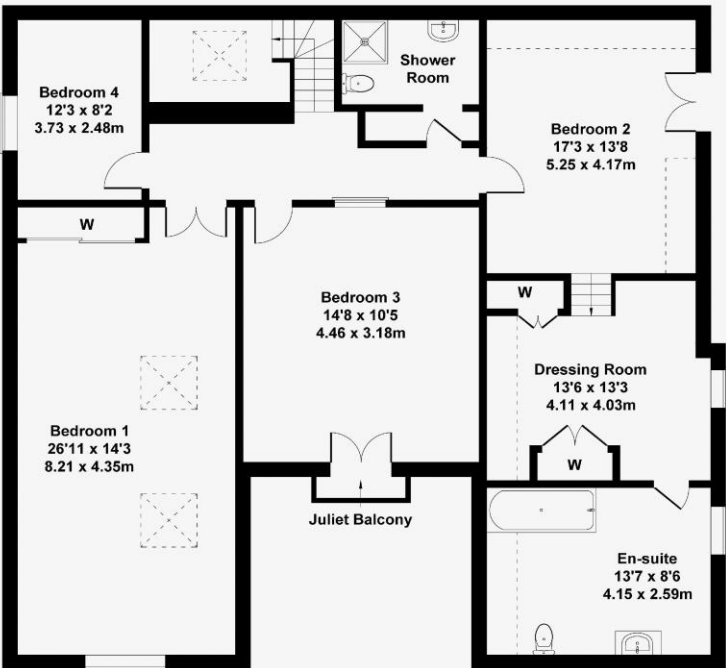
FLOORPLAN

HIGHVIEW

Approximate Gross Internal Area
3111 sq ft - 289 sq m



GROUND FLOOR

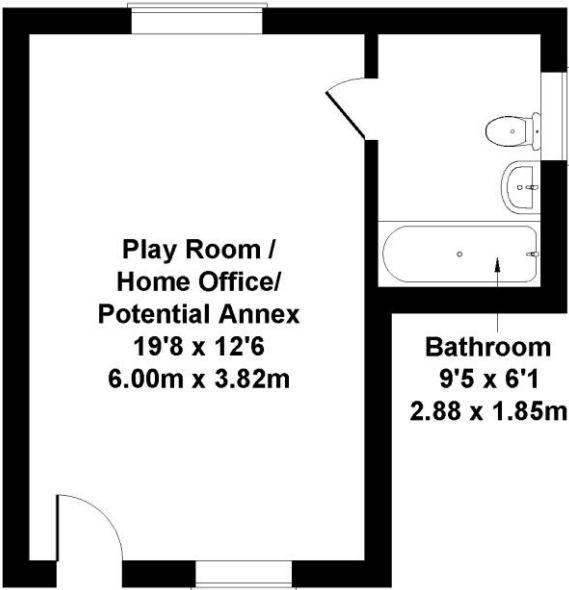


FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Highview

Approximate Gross Internal Area
312 sq ft - 29 sq m



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For Illustrative Purposes Only.





REAR GARDEN

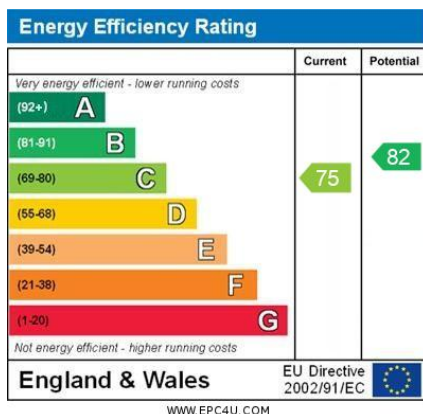


REAR OF MAIN HOUSE



VIEW TO REAR FROM BEDROOM TWO

ENERGY PERFORMANCE CERTIFICATE (EPC)



DATA PROTECTION ACT 1998

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