



MONOCHROME | HOMES

Guide price £600,000

Rook Lane, Chaldon, CR3 5AD

Property Summary

OVERVIEW

*Guide Price £600,000–£650,000*A home full of charm, character and kerb appeal! This delightful three-bedroom cottage-style home on Rook Lane offers a wonderful opportunity to own a property with real personality. Packed with character and boasting a warm, inviting feel, this is the kind of home that needs to be seen to be appreciated.

Accommodation

This charming three-bedroom semi-detached home is full of character, warmth and potential, offering a wonderful opportunity for someone looking for a property they can truly make their own.

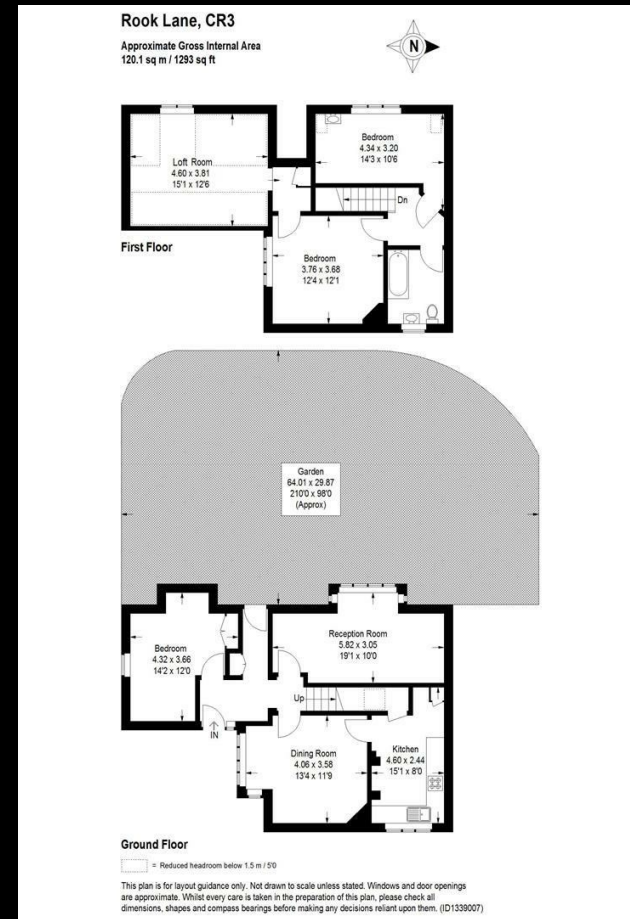
As you step inside, you are welcomed by a bright and inviting hallway. To the left is a spacious downstairs double bedroom, ideal for guests, family members or even as a home office if desired.

The cosy living room sits to the right of the property and provides a lovely space to relax and unwind. Adjacent is a further reception/dining room, creating a versatile second living space that flows through into the kitchen — perfect for everyday family life and entertaining.

Upstairs, there are two further generous double bedrooms and a family bathroom. The principal bedroom also benefits from access to a useful walk-in wardrobe area, which in turn leads through to the loft room. This versatile additional space offers excellent storage and could also make a fantastic home office or hobby room.

Outside, the property really comes into its own. The large, flat and private rear garden is surrounded by greenery and enjoys stunning views, providing a peaceful setting to relax, entertain or enjoy the outdoors. There is also a lovely private front garden, adding to the property's attractive approach. Further benefits include a driveway and a wooden garage, providing valuable off-road parking and additional storage.

Full of charm and character, this is a home with plenty of potential. Whether you're looking to settle in and enjoy it as it is or have a vision to modernise and put your own stamp on it, this property offers a wonderful opportunity to create a home that feels truly yours.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC			

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