



M. MONOCHROME | HOMES

Offers in the region of
£1,000,000
Roffes Lane, Caterham, CR3 5PT

Property Summary

OVERVIEW

Situated in the sought-after village of Chaldon, this beautifully presented four-bedroom home offers stylish, high-specification living throughout. Featuring a bright reception room, an impressive open-plan kitchen, dining and living space, the property has been thoughtfully designed for modern family life. Externally, the home benefits from a landscaped rear garden and a spacious driveway providing parking for multiple vehicles.

Accommodation
Situating in the highly sought-after village of Chaldon, this beautifully presented home has been finished to an exceptional standard, with meticulous attention to detail throughout.

Upon entering, you are welcomed by a bright and spacious entrance hall leading to the first reception room, featuring a large bay window that floods the space with natural light. Continuing through the property, you arrive at the heart of the home: a spacious open-plan living, kitchen, and dining area. This impressive L-shaped space incorporates a contemporary kitchen fitted with integrated Bosch appliances, including a five-ring electric hob and double oven, alongside a breakfast bar, a range of gloss-finish units, and sleek Corian worktops. To the rear, bifold doors open directly onto the patio, seamlessly connecting indoor and outdoor living.

Also located on the ground floor is a cloakroom and a generous utility room offering extensive storage cupboards and an additional sink for added practicality.

On the first floor, there are four well-proportioned bedrooms, all finished to the same high standard as the ground floor, centred around a landing illuminated by a large skylight. The principal bedroom benefits from a stylish en-suite shower room featuring marble-effect tiling, a glass-enclosed shower, and built-in storage. Three further bedrooms are served by a beautifully appointed family bathroom, complete with a freestanding bath, walk-in glass shower, and Velux window.

This thoughtfully curated home has been designed to create a bright, open, high-end, yet highly practical living space.

Externally, the property is equally impressive. To the front, a large driveway provides parking for multiple vehicles, complemented by a lawned area that creates an inviting entrance. To the rear, the beautifully landscaped garden, accessible via side access, has been finished to an excellent standard and features a terrace patio ideal for outdoor dining, alongside a generous lawned area — perfect for entertaining and family life.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		8088	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
(1-20) G					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC