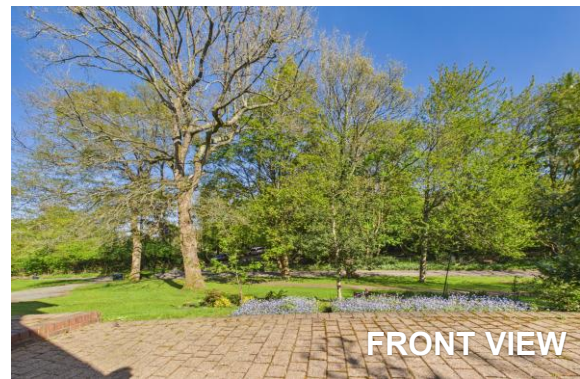




REAR ASPECT



FRONT VIEW

A DETACHED FIVE BEDROOM FAMILY HOME, THREE RECEPTIONS & STUDY!

MAIN LOUNGE 19' 1" x 11' 2" (5.81m x 3.40m), DINING ROOM 14' 8" x 12' 10" (4.47m x 3.91m)

KITCHEN/BREAKFAST ROOM & UTILITY ROOM* *BEDROOM ONE WITH AN ENSUITE BATHROOM, BONUS ROOM ABOVE THE GARAGE* *LARGE DOUBLE GARAGE AND LANDSCAPED GARDENS WITH LARGE PATIO

CONVENIENT LOCATION FOR BOTH TOWN & COUNTRYSIDE

AN IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOME located within semi-rural Chaldon with front facing views onto an area of woodland and protected countryside. The house has **THREE RECEPTION ROOMS** plus a **STUDY**, a modern Kitchen with a separate Utility Room and a large Double Garage. The Master Bedroom has a full En-suite Bathroom, the second Bedroom has a low doorway leading to a large Bonus Room over the Garage.

There are delightful very secluded Rear Gardens with a large Patio.

A GREAT DETACHED HOUSE AMIDST LOVELY COUNTRYSIDE!

Badgers Wood, Chaldon, Surrey CR3 5PX

Asking Price: £1,125,000 FREEHOLD



CLOAKROOM

Double glazed frosted window to the front, white suite comprising of a wall mounted wash hand basin with a mixer tap and storage space below, low flush WC. Half wall panelled walls and tiled flooring, heated towel rail and radiator.

MAIN LOUNGE 19' 1" x 11' 2" (5.81m x 3.40m)

Two double glazed windows to the front with views, recessed fireplace with a Wood Burning Stove, coved ceiling. Double glazed sliding patio doors to the rear Garden and Patio, two double radiators and an arched access to:

SECOND LOUNGE 9' 10" x 8' 11" (2.99m x 2.72m)

Two double glazed windows to the rear, coved ceiling and double radiator.

DINING ROOM 14' 8" x 12' 10" (4.47m x 3.91m)

Two double glazed windows to the front aspect with views, coved ceiling and double radiator.

STUDY 7' 8" x 9' 0" (2.34m x 2.74m)

Double glazed window to the front, coved ceiling and double radiator.

KITCHEN/BREAKFAST ROOM

15' 8" x 9' 0" (4.77m x 2.74m)

Double glazed window to the rear and a double glazed door to the rear Patio and Garden. Range of modern wall and base units with complementary wooden worktops, one and a half bowl sink unit with a mixer tap and single drainer, Range electric cooker, space and plumbing for a dishwasher, space for a fridge/freezer, wood effect flooring, vertical style radiator, door to:

UTILITY ROOM 6' 9" x 8' 11" (2.06m x 2.72m)

Double glazed window to the rear, door to the Double Garage. Wall and base units with matching worktops, space and plumbing for a washing machine, wall mounted IDEAL gas fired boiler. There are also some Solar Panels on the roof for hot water supply. Space for a fridge/freezer, vertical radiator.



DIRECTIONS

From Caterham on the Hill High Street proceed along Court Road, at the junction turn left into Chaldon road and straight on at the mini roundabout. Take the third left into Roffes Lane, Badgers Wood is the third turning on the right, the house is at the end of the first driveway on the right hand side facing Roffes Lane.

LOCATION

Chaldon is located in a delightful semi rural area within easy reach of town and surrounding greenbelt countryside. The commuter has a choice of railway stations at Caterham (with services into Croydon & London) and Merstham which also has a service to Gatwick and Brighton on the South Coast.

The car commuter is within easy reach of the M25 motorway which is accessible from Godstone (junction 6) or Hooley via the M23 (junction 7).

Local shopping facilities can be found in Caterham which has a choice of five Supermarkets and many other High Street shops. Chaldon is on the edge of greenbelt countryside with many fine walks over the North Downs. Chaldon also has an historic Church, located along Ditches Lane via Church Road, dating back to the 11th Century.

Along Rook Lane there is the Surrey National Golf Course with Driving Range for golfers and has an impressive Club House with views over the course.

A GREAT LOCATION FOR TOWN AND COUNTRY LOVERS!

ACCOMMODATION

ENTRANCE HALLWAY

An L-shaped Entrance Hallway with a double glazed and panelled front door, coved ceiling, return staircase to the first floor landing with an understairs cupboard, double radiator with guard.

LANDING

Wide landing, built in Airing Cupboard with a hot water tank and shelving.

BEDROOM ONE 14' 1" x 9' 8" (4.29m x 2.94m)

Two double glazed windows to the front, coved ceiling, two built in double wardrobes, radiator, door to:

ENSUITE BATHROOM 9' 9" x 5' 9" (2.97m x 1.75m)

Double glazed frosted window to the front, modern white suite comprising a large panelled bath with a central positioned mixer tap, corner shower cubicle with an AQUALISA shower attachment, pedestal wash hand basin and a low flush WC. Coved ceiling with inset spotlighting, tiled flooring and surrounds, extractor fan and a heated towel rail.

BEDROOM TWO 12' 2" x 9' 0" (3.71m x 2.74m)

Double glazed window to the rear, coved ceiling, radiator, low access door to a Bonus Room over the Double Garage:

BONUS ROOM OVER THE DOUBLE GARAGE

15' 1" x 12' 9" (4.59m x 3.88m) into the eaves

A useful Office / Hobbies Room. Two skylight double glazed windows to the rear, access to eaves storage cupboards, built in storage cupboards, radiator.

BEDROOM THREE 11' 6" x 9' 6" (3.50m x 2.89m)

Two double glazed windows to the front, coved ceiling and radiator.

BEDROOM FOUR 10' 9" x 9' 1" (3.27m x 2.77m)

Two double glazed windows to the rear, coved ceiling and radiator.

BEDROOM FIVE 10' 0" x 6' 2" (3.05m x 1.88m)

Double glazed window to rear, radiator.

BATHROOM 6' 4" x 5' 6" (1.93m x 1.68m)

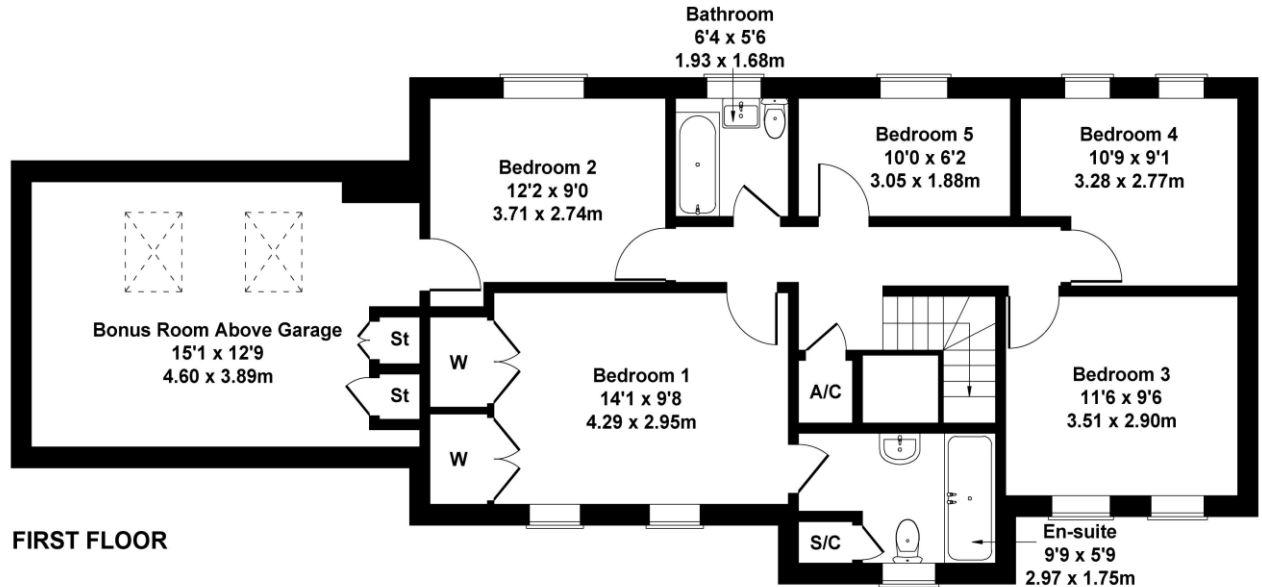
Double glazed frosted window to the rear, modern white suite comprising of a panelled shower shaped bath with an AQUALISA electric shower fitment and a shower screen, round bowl sink unit with a mixer tap and storage space below, low flush WC and tiled surrounds.



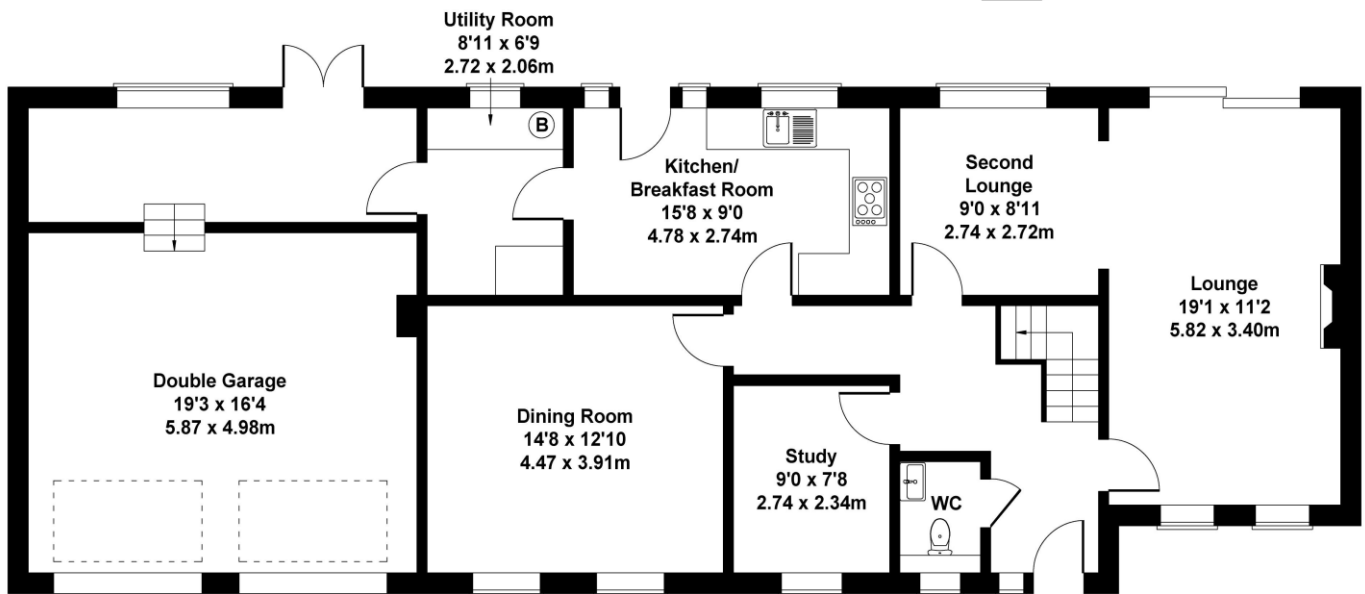
FLOORPLAN

Badgers Wood

Approximate Gross Internal Area
2467 sq ft - 229 sq m



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

OUTSIDE

FRONT GARDENS

Large open front gardens with bushes and mature trees and an extensive lawn. There is a brick laid driveway off Badgers Wood leading to the Double Garage and a path and steps to the front door. Ample parking space for several vehicles.

REAR GARDEN

Large and secluded landscaped sunny rear Gardens with a large patio which extends to the whole width of the house and to the side which provides ample space for a Garden Shed.

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-2026-2027>.

28/4/2026



KITCHEN/BREAKFAST ROOM



UTILITY ROOM



BEDROOM ONE



ENSUITE BATHROOM



BEDROOM TWO



BONUS ROOM ABOVE GARAGE



BEDROOM THREE



BEDROOM FOUR



BEDROOM FIVE



BATHROOM



DOUBLE GARAGE



PATIO & GARDEN



PATIO & GARDEN



SIDE PATIO

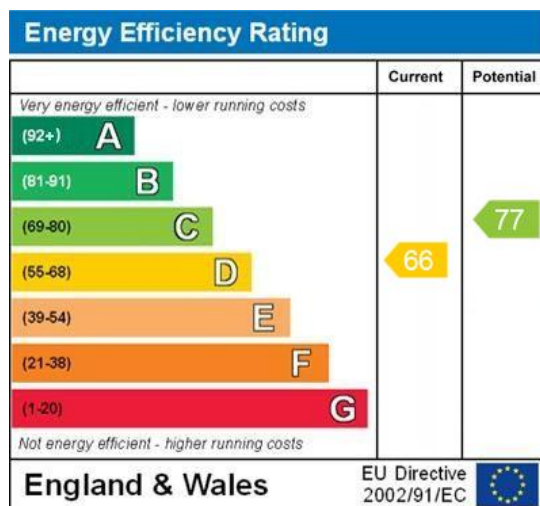


REAR ASPECT



DRIVEWAY TO THE HOUSE & GARAGE

ENERGY PERFORMANCE CERTIFICATE (EPC)



WWW.EPC4U.COM

DATA PROTECTION ACT 1998

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