

1 Highview, Caterham - CR3 6AY

Guide Price £1,120,000

FINE & COUNTRY









1 Highview

Caterham

A truly individual family home, combining generous accommodation, a versatile detached studio cottage and excellent parking in a convenient Caterham location. Positioned behind gates, this 4 double bedroom, 2 bathroom detached character property is within easy reach of Caterham Railway station as well as Caterham School.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Secluded Plot
- Quiet Location with Countryside Views
- No Onward Chain
- Detached Garage/Home Office/Studio Cottage
- Recently Remodelled & Refitted Shower Room







1 Highview

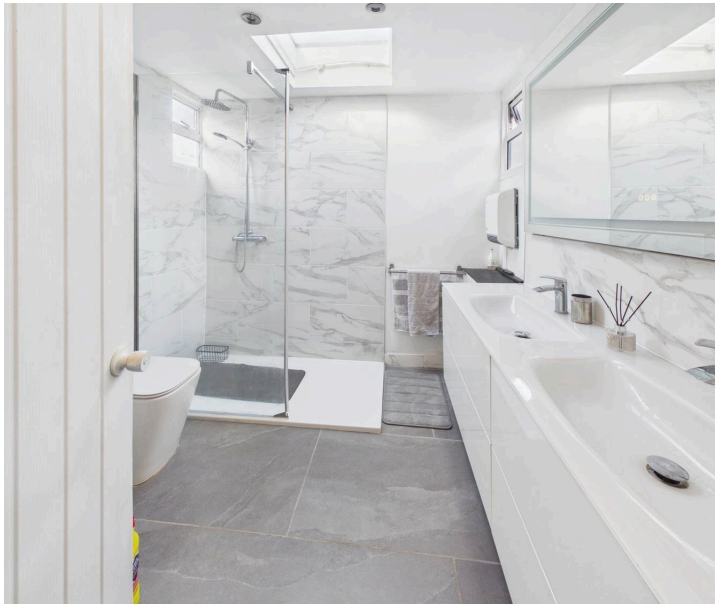
Caterham

An individual and spacious four-bedroom detached family home, complemented by a substantial detached studio cottage, offering exceptional flexibility for home working, creative pursuits or ancillary accommodation. Occupying a convenient position within an established residential setting in Caterham, this distinctive property offers generously proportioned accommodation, impressive reception spaces and excellent off-road parking behind substantial double entrance gates.

A welcoming reception hall sets the tone, leading through to an impressive principal reception room measuring over 35 feet in length, featuring an attractive window seat and excellent natural light. A further substantial reception room enjoys two sets of French doors opening directly onto the rear garden, creating an ideal setting for both family living and entertaining. The spacious kitchen/breakfast room provides ample space for informal dining or a family seating area, with granite work surfaces, a comprehensive range of fitted units and direct access to the garden. A separate study and cloakroom complete the ground floor.

Conveniently positioned for Caterham's local shops and amenities, with a choice of railway stations providing services towards Croydon and Central London. The M25 is readily accessible at Godstone, whilst Caterham School and a selection of other well-regarded schools are nearby. The surrounding Surrey countryside, North Downs and Surrey National Golf Club provide excellent opportunities for outdoor pursuits.







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The first floor offers four well-proportioned bedrooms, including an impressive principal bedroom extending to almost 27 feet, with a vaulted ceiling, electrically operated skylights and built-in wardrobes. The generous guest bedroom benefits from its own dressing room and en-suite bathroom, whilst two further bedrooms are served by a recently refitted contemporary shower room. One of the additional bedrooms also enjoys French doors opening onto a Juliet balcony.

Outside, the property is approached via substantial double gates leading to a block-paved driveway providing ample parking for several vehicles. The rear garden enjoys a pleasant degree of seclusion, with a paved terrace and lawn, together with a separate enclosed courtyard leading to the detached studio cottage.

Measuring approximately 19' 8" x 12' 6", this attractive brick-built building benefits from power and lighting, a kitchen area, mezzanine storage and a separate room currently arranged as a bathroom. Offering considerable versatility, it would make an ideal home office, professional workspace, creative studio or hobby room.



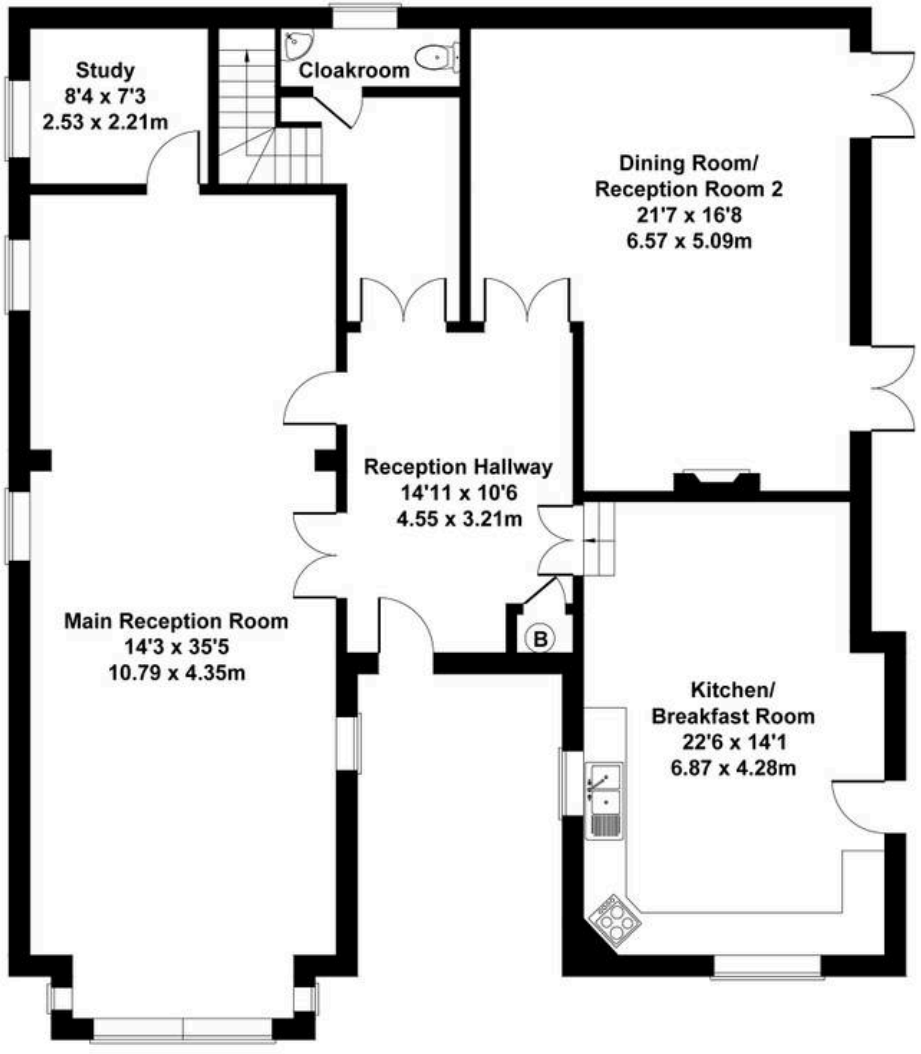

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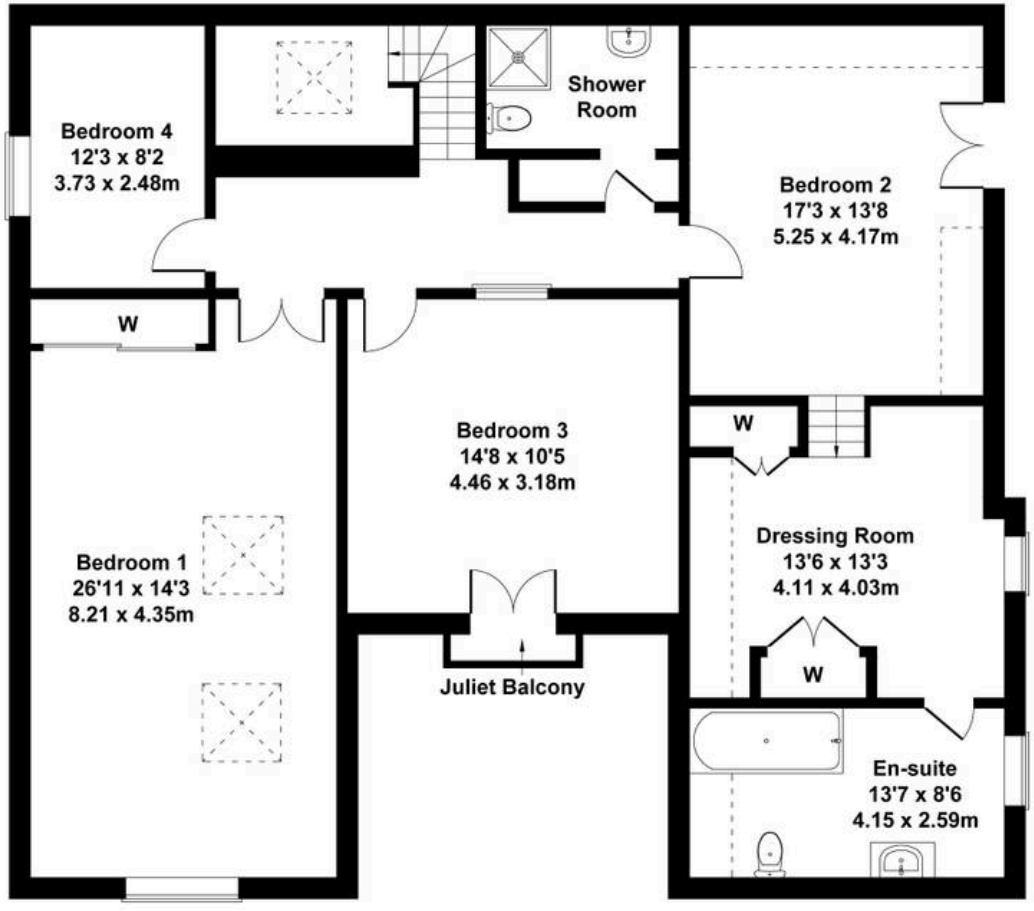



Digitally Altered

HIGHVIEW

Approximate Gross Internal Area
3111 sq ft - 289 sq m





GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
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