



Hilltop Lane, Chaldon

The **PERSONAL** Agent

# Offers In Excess Of £1,000,000 Freehold

- Immaculate throughout
- Extended to the rear
- Open plan modern kitchen/diner
- Four bedrooms and two bathrooms
- Three reception rooms
- Level plot & 200ft garden
- Garden studio
- Tranquil location



The Personal Agent is delighted to present this remarkable detached house located on the highly desirable Hilltop Lane in Chaldon, Caterham. Built in 1930, this property has been thoughtfully renovated by the current owner, blending modern comforts with classic charm. Spanning an impressive 2382 square feet, the home boasts three spacious reception rooms, four well proportioned bedrooms, and two bathrooms, making it an ideal choice for families or those seeking ample living space.

Upon entering, you are welcomed by a generous entrance hall that sets the tone for the rest of the home. The large separate reception room offers a perfect space for relaxation, while the standout feature is undoubtedly the modern, extended open plan kitchen and dining area. This inviting space is perfect

for entertaining guests or enjoying family meals, with views that extend over the stunning Surrey countryside.

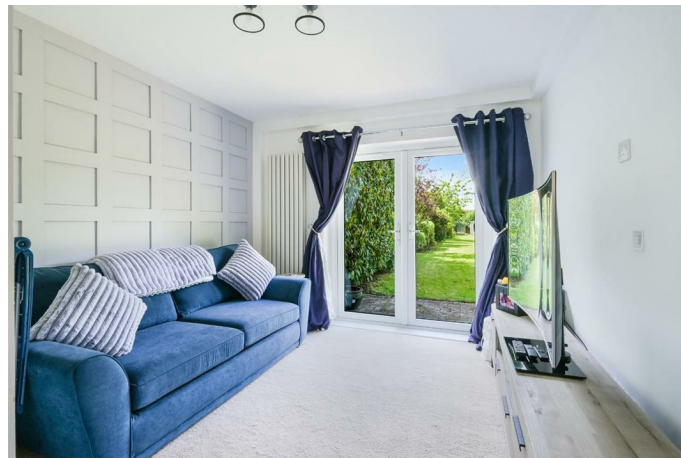
The property is surrounded by lush green spaces, providing a tranquil setting that feels like a quaint village, yet it remains conveniently close to local amenities. With excellent transport links to the M25 and nearby public transport options, commuting is made easy. The large, level garden complements the home beautifully, offering a private outdoor retreat where one can unwind and appreciate the incredible far-reaching views over the glorious fields.

In addition to its picturesque surroundings, the area is home to local sports clubs and charming village pubs, enhancing the community feel. This exceptional property on Hilltop Lane is a rare find, combining modern living with the beauty of the countryside, making it a perfect place to call home.

Downstairs the property comprises of three reception rooms, a large open plan kitchen/ dining space, a double bedroom, bathroom and separate w/c and utility room. The first floor is made up of three well proportioned bedrooms and a family bathroom. To the front of the property is a paved driveway for multiple cars, to the rear is a 200ft level garden, with a large studio, ideal for a gym, office or bar.

The location is ideal for a buyer that is looking for tranquil living. The property is surrounded by greenery and has a village feel. This does not however take away how easy it is to get access to London from this area, the M25 is easily accessible and there are plenty of train stations less than a 7-10 minute drive away.

Tenure - Freehold  
Council tax band - G

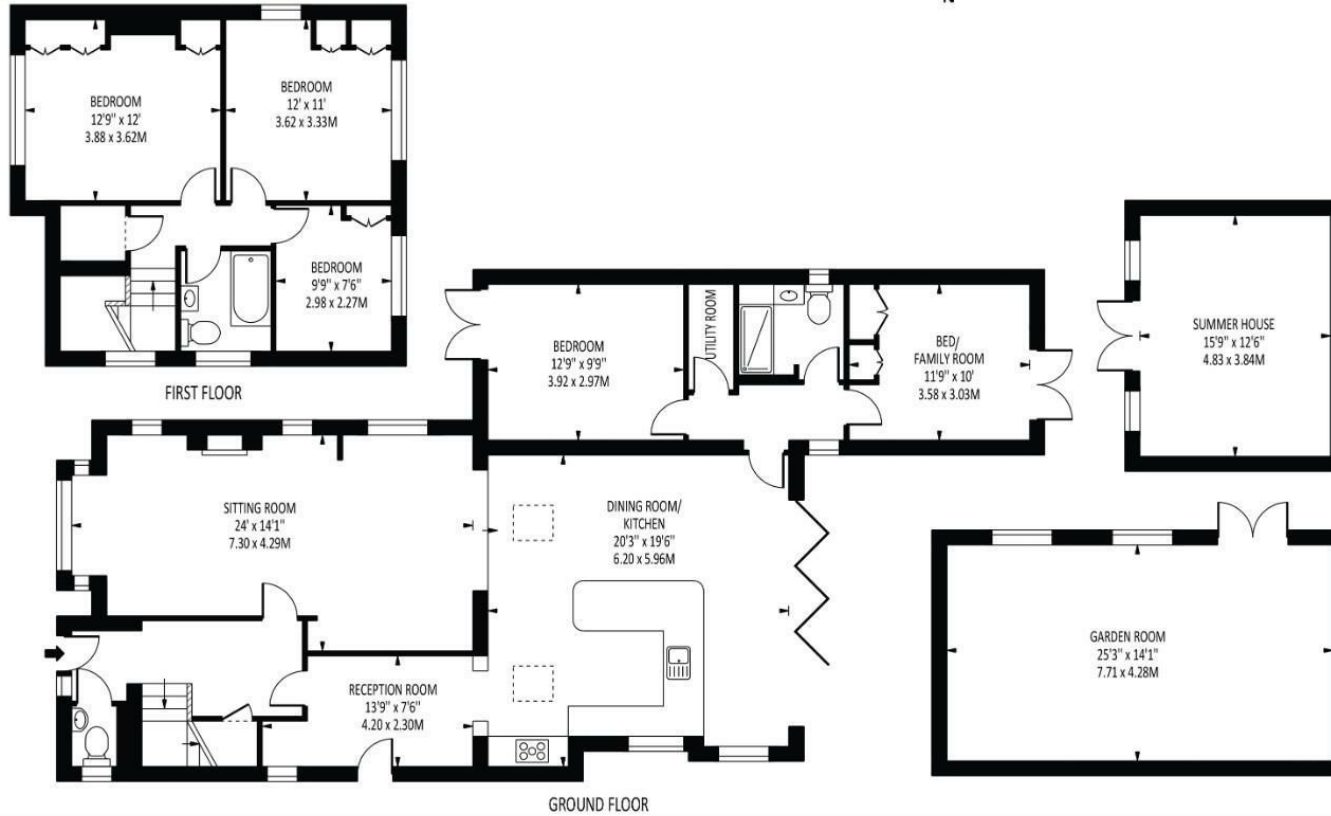




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### Hilltop Lane

Total Area: 2382 SQ FT • 221.26 SQ M  
 (Including Restricted Height, Summer House & Garden Room)  
 Restricted Height Area : 15 SQ FT • 1.43 SQ M  
 Summer House Area : 200 SQ FT • 18.55 SQ M  
 Garden Room Area : 355 SQ FT • 33.00 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(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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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

