



3 Pepper Close, Caterham - CR3 6BJ

Guide Price £1,250,000

FINE & COUNTRY





## 3 Pepper Close

Caterham, CR3 6BJ

Situated within a select private cul-de-sac of just 5 houses, Fine & Country are pleased to offer for sale this versatile 5 bedroom, 3 bathroom, 3/4 reception room, detached family residence, offering a self contained annexe if required, on a level, south facing plot approaching 0.3 acres.

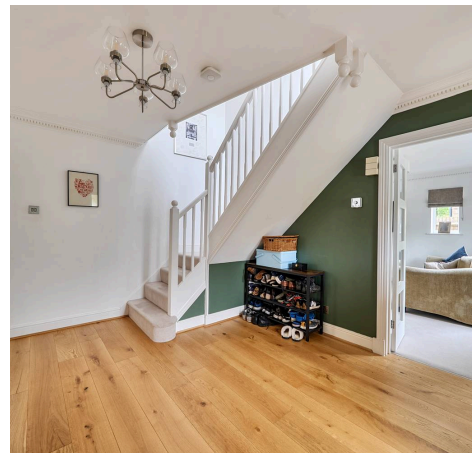
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached Residence with Annexe
- Quiet Cul-De-Sac Location
- Level 0.3 Acre South Facing Plot
- Double Garage & Ample Off Road Parking
- Versatile Living Accommodation
- Walking Distance of Excellent Schools & Station
- Self Contained Annexe if Required





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Tucked away in a peaceful cul-de-sac, this impressive and thoughtfully extended five-bedroom detached residence offers substantial and flexible living space, perfectly suited to modern family life. Complete with a self-contained one-bedroom annexe, this property provides an ideal solution for multi-generational living, guest accommodation, or independent workspace. Upon arrival, the property immediately impresses with a large driveway offering ample off-road parking, alongside a double garage providing convenient internal access—perfect for those rainy days. Inside, the home reveals a well-balanced layout designed for both everyday living and entertaining. The spacious, double aspect kitchen/family/dining room forms the heart of the home, with oak flooring, an island unit and a range of grey fronted cabinetry, double wifi Neff oven with warming drawer, induction hob, fridge/freezer and stone worktops, overall an ideal space for hosting gatherings or family life. From here, double glazed French doors give access to a large, south facing rear garden, whilst separate utility storage keeps practical tasks neatly out of sight. The spacious entrance hall gives access to a downstairs cloakroom, and doors to both the triple aspect lounge, with gas fire and surround, views to the front and side aspects, as well as bifolding doors leading to the large conservatory.





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The formal dining room, is currently used as a home office with door to the conservatory. A standout feature of this home is the self-contained annexe, offering a ground floor reception room, first floor, vaulted ceiling double bedroom, dressing room, and en-suite shower room. This versatile space is ideal for a teenager, live-in relative, nanny, or even as a private guest suite.

Upstairs, the property continues to deliver with four well-proportioned bedrooms. The principal bedroom features a dressing room with fitted wardrobes and en-suite bathroom. A modern family bathroom serves the remaining bedrooms, ensuring convenience for busy households.

**STEPPING OUTSIDE** - The rear garden provides a secluded and peaceful setting, perfect for relaxing, entertaining, or enjoying family time outdoors. Extensive lawns as well as patio areas provide space to relax and chase the sun all day. The front garden offers plenty of off road parking, leading to a double garage.

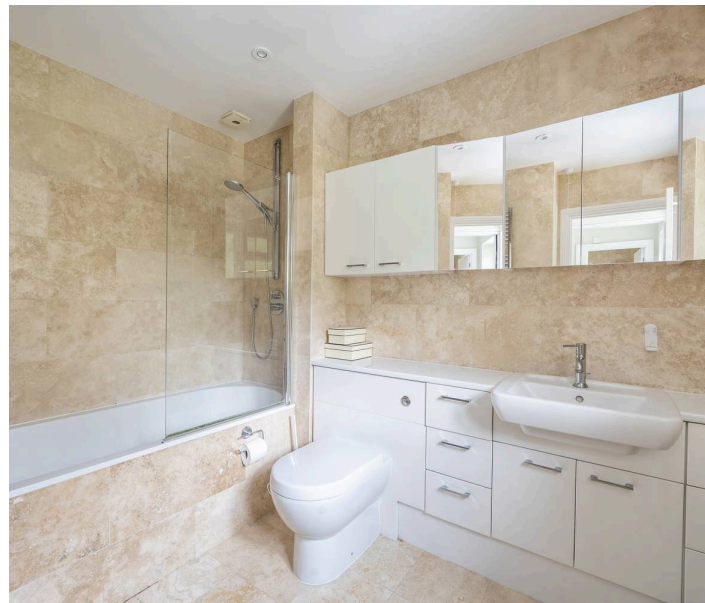




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Conveniently situated within a select private cul-de-sac of just 5 detached houses, the property offers easy and walkable access to both Caterham Valley and Caterham on the Hill shopping facilities, as well as direct access via bridle paths opening up to countryside walks, while a nearby footpath provides a convenient route to Caterham School. The popular Harrow Pub is an easy stroll, as is Queens Park with its pavilion, playground and outdoor gym, bowls and croquet clubs and tennis facilities. The M25 (J6) is about 2.5 miles away, giving easy access to the wider motorway network and Gatwick Airport. The area is well served for leisure and recreation, with De Stafford Sports Centre, equestrian establishments and several golf courses close at hand. The wider North Downs also provide extensive opportunities for walking, riding and outdoor pursuits. Both Caterham School & Oakhyrst Grange School are within easy walking distance. Caterham Station offers an excellent direct rail link to London Bridge and further links to Victoria.





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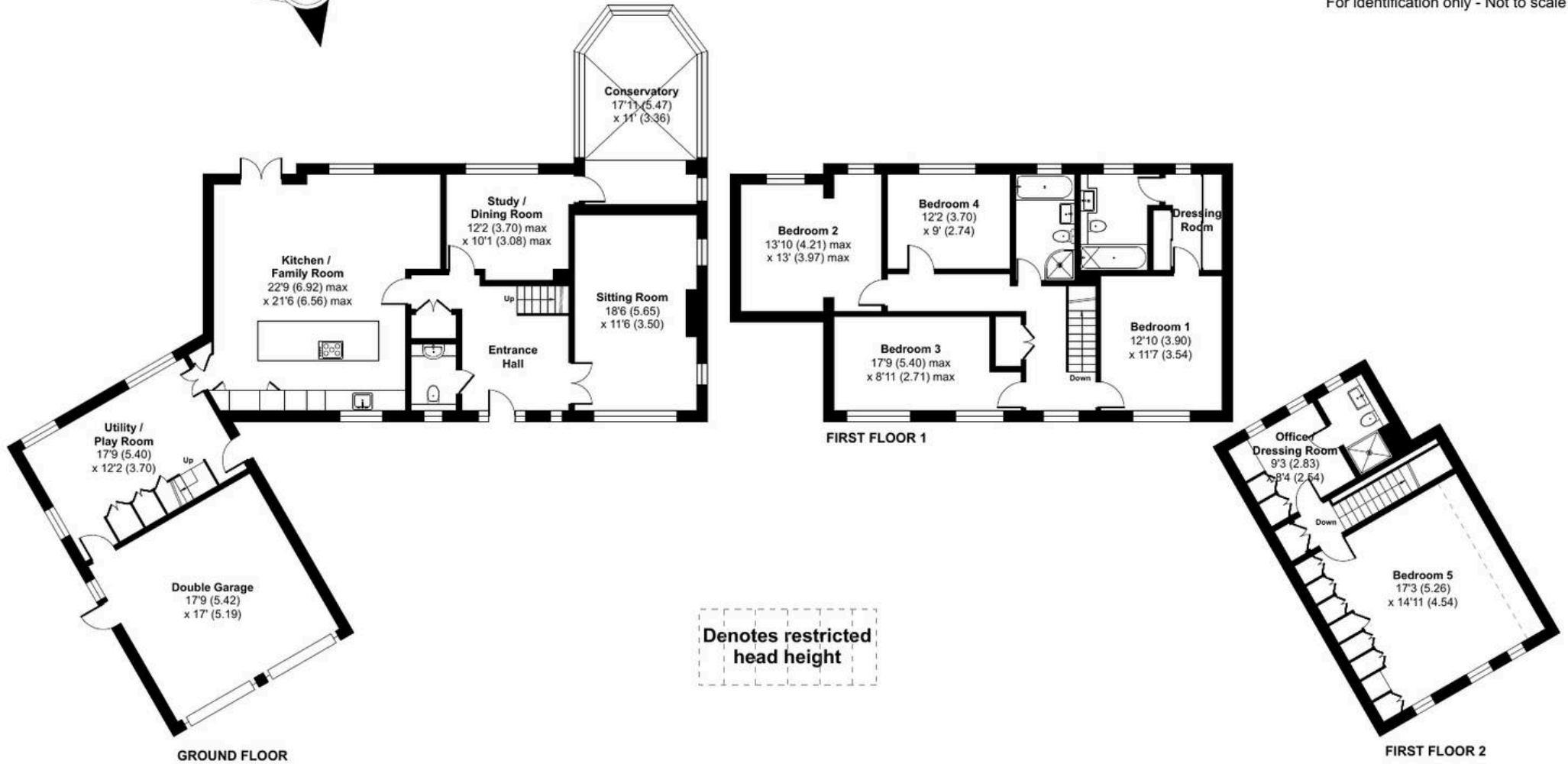
Approximate Area = 2791 sq ft / 259.2 sq m

Limited Use Area(s) = 33 sq ft / 3 sq m

Garage = 302 sq ft / 28 sq m

Total = 3126 sq ft / 290.2 sq m

For identification only - Not to scale





## Fine & Country

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