

A DETACHED FIVE BEDROOM FAMILY HOME - VERY PRIVATE LOCATION

LOUNGE 17' 6" into bay x 12' 2" (5.33m x 3.71m) plus REAR RECEPTION ROOM WITH ACCESS TO THE GARDEN ***OPEN PLAN KITCHEN/BREAKFAST ROOM/DINING ROOM - SEPARATE UTILITY ROOM***

MASTER BEDROOM SUITE 19' 6" x 15' 5" (5.94m x 4.70m) & SHOWER ROOM

DOUBLE GLAZED WINDOWS - AIR SOURCE HEAT PUMP & SOLAR PANELS

***DETACHED DOUBLE GARAGE - ACCESS TO 2-ACRE PRIVATE MEADOW (RESIDENTS ONLY)**

AN IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOME set within a 'Private Development' with versatile and immaculate accommodation over three floors. A large Reception Hallway leads to a Lounge, Rear Reception Room and a great size Study. A large 'Open Plan' Kitchen/Breakfast/Dining Room has direct access to the secluded rear Garden. The Master Bedroom is at the top of the house with its own Shower Room and open views to the rear aspect. The first floor has four great size Bedrooms, an Ensuite Shower Room and Bathroom.

Outside there is a Double Detached Garage plus parking spaces.

A FORMER SHOW HOUSE - CONVENIENT LOCATION - VIEWING RECOMMENDED!

Newbery Close, off Stanstead Road, Caterham, Surrey CR3 6GD - £975,000 Freehold



Kitchen from Dining Room

DIRECTIONS

From Church Road Caterham, turn right into Stanstead Road, Newbery Close is located around a mile down Stanstead Road on the right-hand side. Immediately turn right to the set of Electric Gates providing access to the Driveway.

LOCATION

The property is located on the borders of Caterham and semi rural Chaldon. Within a mile of the property there are local shopping facilities including a Tesco Supermarket at The Village in Caterham on the Hill. The commuter has a choice of railway stations with services into London at either Caterham, Whyteleafe or nearby Merstham.

There is a good selection of schools in the area including Oakhyrst Grange Infant & Primary School which is a short level walk from the house and Caterham School in Harestone Valley Road, Caterham Valley, both Schools are Private. There is also a great selection of public schools within Caterham.

A GREAT LOCATION FOR TOWN AND COUNTRY LOVERS!

ACCOMMODATION

COVERED PORCH

With outside courtesy light.

RECEPTION HALLWAY 15' 9" x 4' 9" (4.79m x 1.45m)

L-Shaped hallway, tiled flooring throughout, return staircase to landing, double radiator.

CLOAKROOM 5' 8" x 5' 0" (1.73m x 1.52m)

Double glazed frosted window to side aspect, white suite comprising of a vanity wash hand basin and low flush W.C. with concealed cistern, large storage cupboard, tiled flooring, double radiator.

LOUNGE 17' 6" into bay x 12' 2" (5.33m x 3.71m)

Double glazed bay window to front aspect and double glazed window to side aspect, double doors to rear reception, fitted electric fireplace, three wall lights, double radiator.

REAR RECEPTION ROOM 11' 0" x 8' 11" (3.35m x

2.72m)

Large double glazed French doors to the rear patio and garden, double doors to lounge and door to kitchen, floor to ceiling smoked mirrored wall, double radiator.

STUDY 9' 3" x 8' 2" (2.82m x 2.49m)

Double glazed window to front aspect, wood effect flooring, built in drawers and cupboards with a desk unit, double radiator.

OPEN PLAN KITCHEN / BREAKFAST / DINING ROOM

KITCHEN 12' 0" x 10' 8" (3.65m x 3.25m)

Range of wall and base units with granite worktops and splashbacks, one and a half bowl sink unit with mixer tap and cupboard under, integrated dishwasher, four ring electric hob and extractor fan above, built in electric oven with grill below, tiled flooring throughout.

BREAKFAST/DINING AREA

16' 3" x 10' 8" (4.95m x 3.25m)

Double glazed conservatory style roof with fitted blinds, inset spotlights and speaker to ceiling, double glazed windows and French doors to garden, tiled flooring throughout, Breakfast Bar area, two double radiators and two wall light points.

UTILITY ROOM 8' 3" x 5' 1" (2.51m x 1.55m)

Double glazed and panelled door to side access, wall and base units with granite worktops, single bowl stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for further appliance, tiled flooring and radiator.

FIRST FLOOR

LANDING

Double glazed window to side aspect, T -shaped landing with a return staircase to the master bedroom suite. Built in airing cupboard with hot water system, double radiator. (Light fitment not included in sale.)



Kitchen leading to Dining Room

BEDROOM TWO- GUEST SUITE

12' 5" x 12' 3" (3.78m x 3.73m)

Double glazed window to front aspect, built in wardrobes with sliding mirrored fronted doors, double radiator.

ENSUITE SHOWER ROOM

9' 2" x 5' 5" (2.79m x 1.65m)

Double glazed frosted window to the side, white suite comprising of a double size shower cubicle with a shower fitment, twin vanity wash hand basin and a low flush WC. Tiled walls with a large fitted mirror, shaver point and double radiator.

BEDROOM THREE 12' 1" x 10' 7" (3.68m x 3.22m)

Double glazed window to rear aspect, built in double and single wardrobe with mirrored doors, double radiator.

BEDROOM FOUR 13' 2" x 9' 3" (4.01m x 2.82m)

Double glazed window to the front aspect, double radiator.

BEDROOM FIVE 10' 10" x 6' 6" (3.30m x 1.98m)

Double glazed window to rear aspect, double wardrobe with mirrored doors, double radiator.

BATHROOM 7' 0" x 6' 5" (2.13m x 1.95m)

Double glazed window to rear aspect, white suite comprising of a panelled bath with mixer tap and shower fitment, vanity wash hand basin with large mirror above, low flush W.C. tiled walls and flooring.

SECOND FLOOR

LANDING

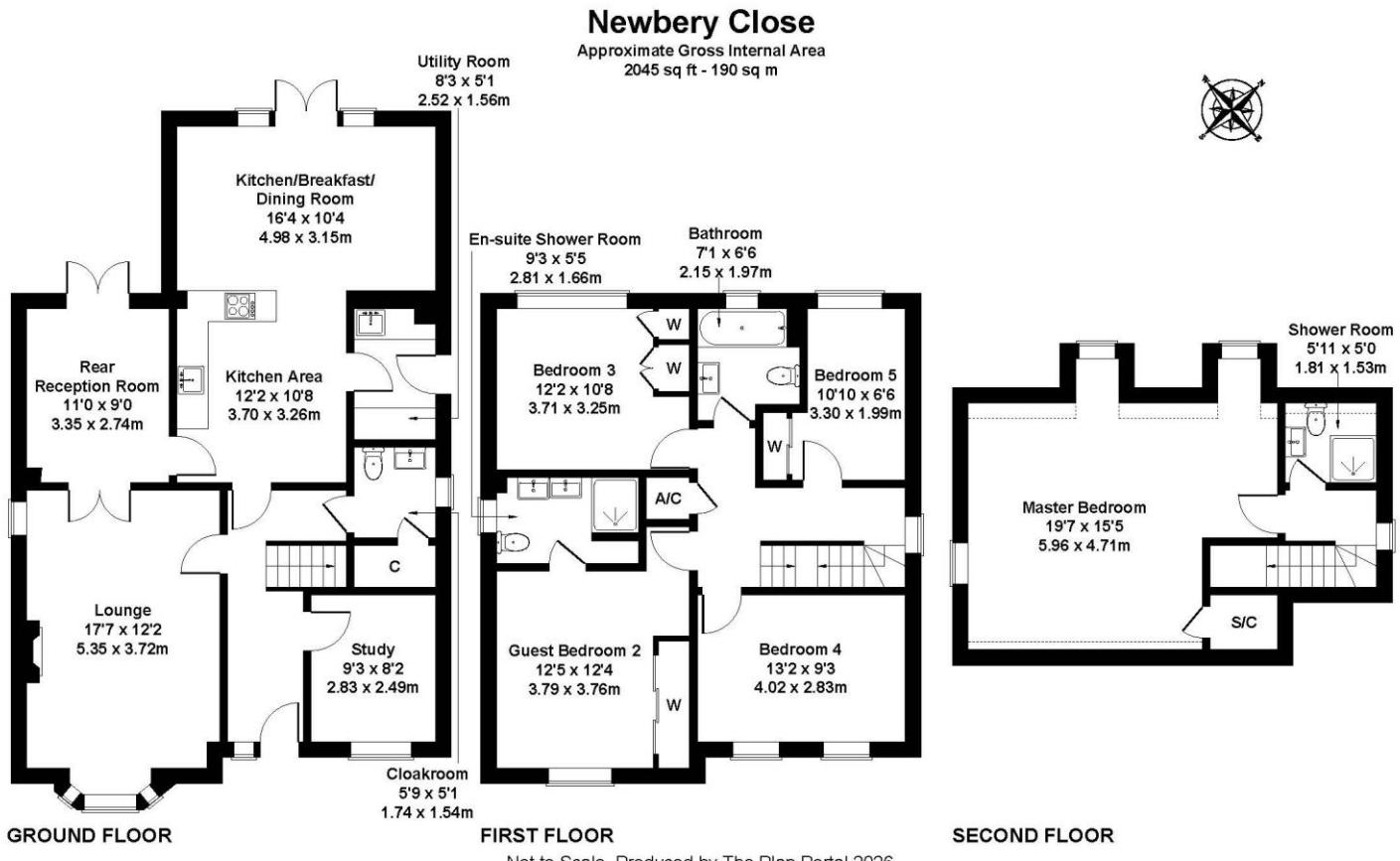
Double glazed frosted window to side aspect. (light fitment not included in sale) Access to:

MASTER BEDROOM 19' 6" x 15' 5" (5.94m x 4.70m)

Large bedroom with two double glazed windows to rear aspect and one double glazed window to the frosted window to side aspect, access to loft and eaves storage, five inset speakers to the ceiling, three double radiators.



FLOORPLANS



SHOWER ROOM

White suite comprising of a shower cubicle with mixer shower fitment, pedestal wash hand basin with tiled splashback and mirror above, low flush W.C. extractor fan, inset spotlights, radiator.

OUTSIDE

ALLOCATED PARKING To the front of the house there are also two allocated parking spaces set within the communal front gardens.

FRONT GARDENS AND COMMUNAL GARDENS

COMMUNAL GARDENS Large open area with landscaped lawn areas and a driveway with parking bay accessed via electric gates from Newbery Close.

FRONT GARDEN To the front of the house there are flower beds and a path to the side access.

REAR GARDEN To the rear of the house there is an L-shaped patio with steps and a path to a lawned area. Pathway leading to double garage.

DOUBLE DETACHED GARAGE Two up and over doors, power and lighting, door to the pathway leading to rear garden. To the front of the garage there is parallel parking for one vehicle with an electric car charging point.

PRIVATE MEADOW

To the rear of this Private Development there is a two acre Meadow which sits within the Greenbelt and can be used by all of the residents, it is not open to the public.

ANNUAL ESTATE MAINTENANCE CHARGE

There is an annual maintenance charge to cover the maintenance of the Communal garden areas, lighting, road maintenance and the two acre 'Meadow' to the rear of all the properties. The current fee for 2025 - 2026 variable, in the region of £1,000 pa.

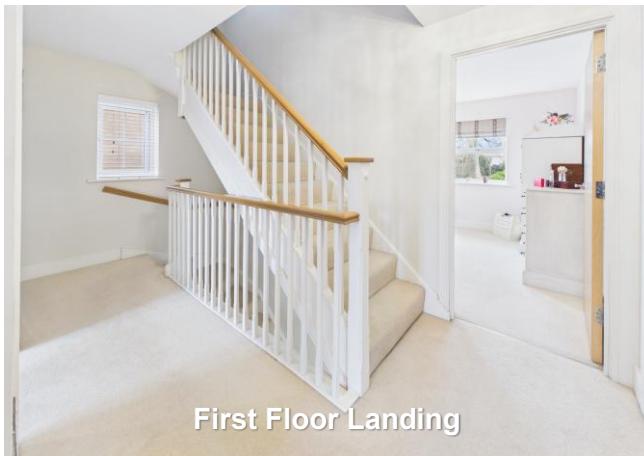
SOLAR PANELS

There is a Government feed in Tariff Scheme in place.

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-2025-2026>.

17/2/2026





ENERGY PERFORMANCE CERTIFICATE (EPC)

Ordered 14/2/2026

DATA PROTECTION ACT 1998

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