STONE

Cayton Road CR5

£750,000

"At Stone, we're passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes."

The Stone Family

Set within one of Surrey's most distinctive conservation villages, Hedgefield Villa is a remarkable example of Edwardian architecture thoughtfully reimagined for modern living.

Originally constructed in 1909 as part of the historic Netherne Hospital estate, the handsome red brick and pebble-dashed building has been carefully preserved, allowing its elegant bay windows, steep gables, tall chimneys and dormer roofline to continue defining the village streetscape more than a century later. Today, behind that timeless façade lies a beautifully designed split-level apartment that perfectly balances period character with contemporary comfort.

The sense of space is immediate. Soaring ceiling heights and impressive sash windows flood the home with natural light, while the split-level layout gives each floor its own identity. At the heart of the apartment is an expansive open plan living space, where dual-aspect windows frame leafy views and a feature fireplace provides a natural focal point. The bespoke Shaker-style kitchen has been thoughtfully designed with integrated appliances, generous worktops and a substantial breakfast bar that subtly separates the cooking and living areas, making it equally suited to relaxed mornings, entertaining friends or family evenings together.

Finished in calm, neutral tones throughout, the interiors feel bright, understated and effortlessly liveable. Four generous bedrooms and three well-appointed bathrooms provide exceptional flexibility, whether for growing families, guests or those working from home. The principal suite occupies its own peaceful retreat, complete with a luxurious en-suite bathroom, roof windows drawing in daylight from above, and useful eaves storage that makes the most of every inch of space. Wide stair landings create moments to pause, with elevated views towards the village's iconic listed water tower and the surrounding greenery beyond.

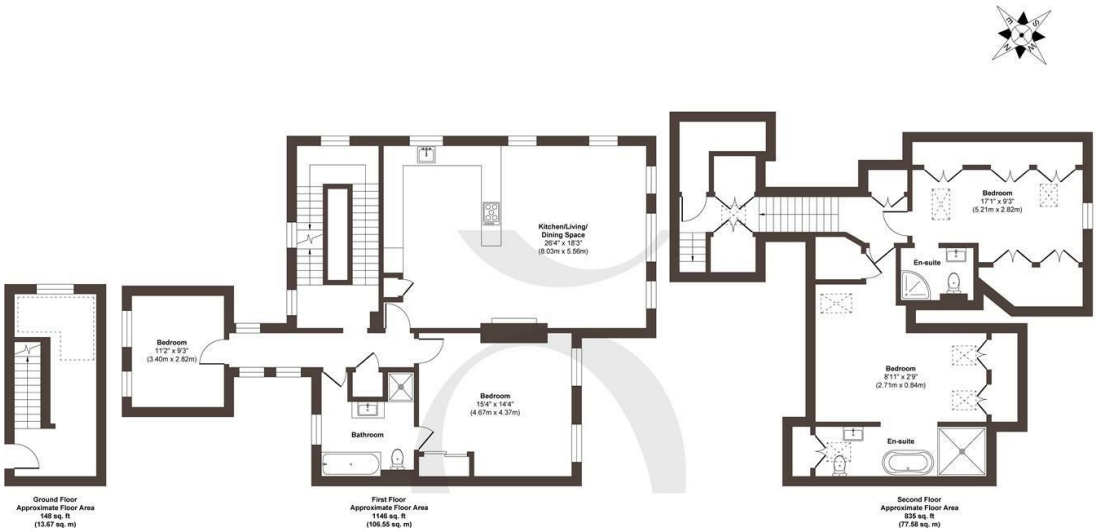
THOMAS PARR
LONDON
CHOP SLICE CARVE

Outside, an allocated parking space is complemented by ample visitor parking, while the apartment enjoys an enviable position overlooking the village cricket green. Just a short stroll away, the beautifully converted former chapel now houses an exclusive residents' swimming pool and gym, both included within the service charge. Together with the village shop, community café and hall, everything that makes Netherne-on-the-Hill such a unique place to live is quite literally on your doorstep.

Netherne-on-the-Hill offers a lifestyle rarely found so close to London. Surrounded by approximately 80 acres of landscaped communal grounds, the village enjoys a wonderfully peaceful setting where cricket matches on the green, tennis courts, football pitches and woodland walks become part of everyday life. The community is well known for its welcoming atmosphere, with regular events held in the village hall, an active community café and neighbours who genuinely know one another.

For families, a selection of highly regarded schools can be found in nearby Coulsdon, Caterham and Whyteleafe, while open countryside and nearby green spaces including Happy Valley, Farthing Downs and Kenley Common provide miles of walking, cycling and outdoor recreation. Despite its tranquil surroundings, the village is exceptionally well connected, offering the best of both town and country living.

Commuters are particularly well served, with Coulsdon South and Merstham stations both just a short drive away, providing regular services into London Bridge, Victoria and beyond. Junctions for both the M23 and M25 are reached within minutes, making travel across Surrey, Sussex, Gatwick Airport and the wider motorway network refreshingly straightforward. Whether you're looking for countryside calm, a strong sense of community or excellent connectivity, Netherne-on-the-Hill delivers an enviable balance of all three.



Approx. Gross Internal Floor Area 2129 sq. ft / 197.80 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

STONE

The *Details*

- *Beautiful split-level apartment within the historic Hedgefield Villa, dating back to 1909*
- *Open plan living space, with soaring ceilings and large sash windows*
- *Contemporary kitchen design with breakfast bar and integrated appliances*
- *Four generous bedrooms and three modern bathrooms*
- *Executive principal suite with luxury en-suite bathroom*
- *Elevated views towards the village's iconic listed water tower and surrounding greenery*
- *Residents' swimming pool and gym housed within the beautifully converted former church*
- *Village shop, community café and village hall all just a short stroll away*
- *Around 80 acres of landscaped communal grounds with tennis courts, football pitches and scenic walks*
- *Long 999 year lease, from 2006, with 979 years remaining*

Energy Performance Certificate (EPC)

Band C

Council Tax Band

E

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Let's *Talk*

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