



## 69a Stanstead Road, Caterham

£1,150,000 Freehold

Located in the leafy surrounds of Chaldon • Recently built, five-bedroom executive home • Five double bedrooms with three en-suite • Three reception rooms with additional study • Stunning, level rear garden with large garden cabin • Off-street parking with double garage • A Rating EPC



# Stanstead Road, Caterham, CR3

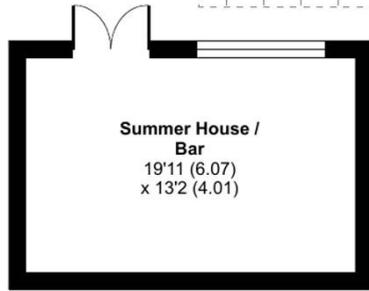
Approximate Area = 2829 sq ft / 262.8 sq m (includes garage)

Outbuilding = 263 sq ft / 24.4 sq m

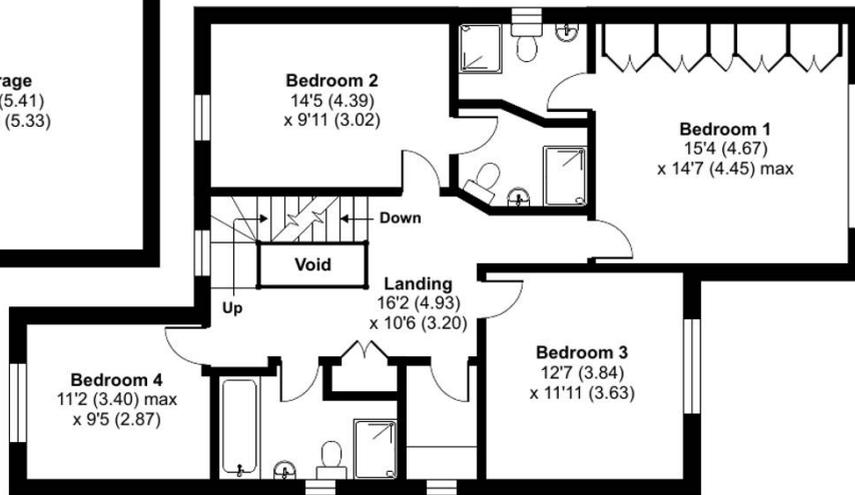
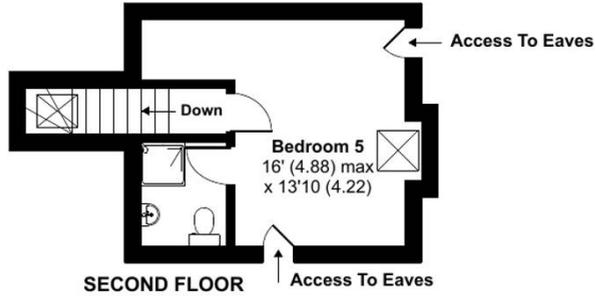
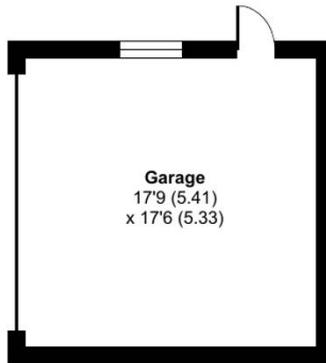
Total = 3092 sq ft / 287.2 sq m

For identification only - Not to scale

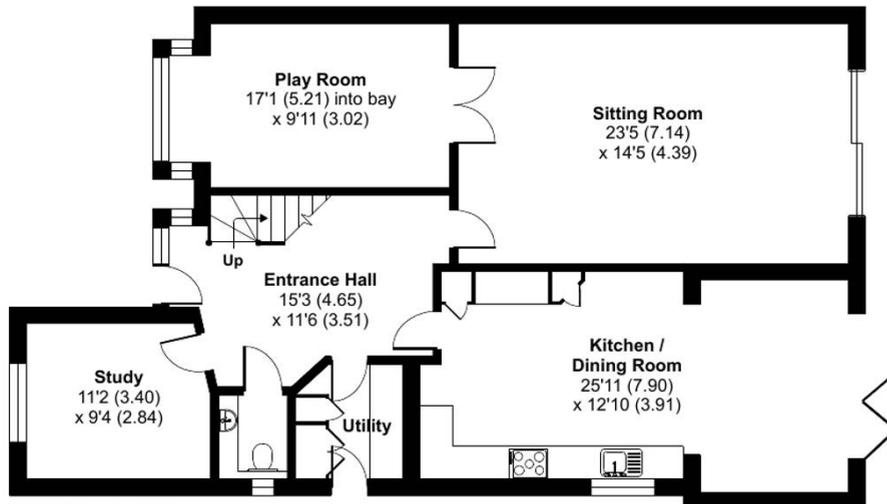
Denotes restricted head height



OUTBUILDING



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Park & Bailey. REF: 1136414

You can include any text here. The text can be modified upon generating your brochure.

Nestled in the serene and coveted surrounds of Chaldon, this recently built, five-bedroom executive home presents a rare opportunity to embrace a lifestyle of tranquillity and luxury, and is offered to the market with no onward chain. Boasting a modern and sophisticated design, this detached house encompasses five generously sized double bedrooms, three of which are elegantly fitted with en-suite facilities.

The property also features three inviting reception rooms offering ample space for entertaining, as well as a dedicated study area perfect for those working from home. The flawless blend of contemporary finish and practical living spaces ensures a seamless flow throughout this exquisite residence.

The stunning kitchen serves as a wonderful hub of the home, with plentiful space for entertaining, relaxing and culinary pursuits. Bi-fold doors provide a seamless flow from the kitchen onto the wonderful rear garden.

Stepping outside, the property continues to impress with its stunning outdoor spaces. The level rear garden, adorned with lush greenery and manicured landscaping, provides an idyllic setting for outdoor gatherings or simply a peaceful retreat to enjoy the fresh air.

The focal point of the garden is a large garden cabin, offering a versatile space that can cater to various needs, be it a home office, a workout area, or a cosy hideaway for relaxation.

With the added convenience of off-street parking and a double garage, this property seamlessly combines comfort, style, and functionality, making it an ideal haven for discerning homeowners seeking the epitome of modern living in a picturesque setting.

As part of our provision, we may offer ancillary services to assist with your transaction. With your consent we will refer your details to a select group of providers. There is no obligation to provide your consent, or to uptake any of these services, but where you do, you should be aware of the following referral fee information:

Cook Taylor Woodhouse Solicitors – £250

Taylor Rose Solicitors – £250

AV Rillo – £300

Hawke Financial Services – 30%

Arnold & Baldwin Surveyors – 10%

Huxley – 10%

Atrium Surveyors – £25



The property is situated in the semi-rural surrounds of Chaldon. Chaldon is a rural village on the fringe of open countryside, set amongst the Surrey Hills and home to a medieval church. Benefitting from the Surrey National Golf Course, whilst within a short drive of local amenities at Caterham on the Hill with shops, including Tesco at the Village, bus routes, health centre, library, pubs and restaurants. Caterham Valley town centre offers a more comprehensive shopping centre, together with mainline railway station. The motorway network can be accessed via junction 6 off the M25 at Godstone.



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