

## 17 Doctors Lane, Chaldon

£1,325,000 Freehold

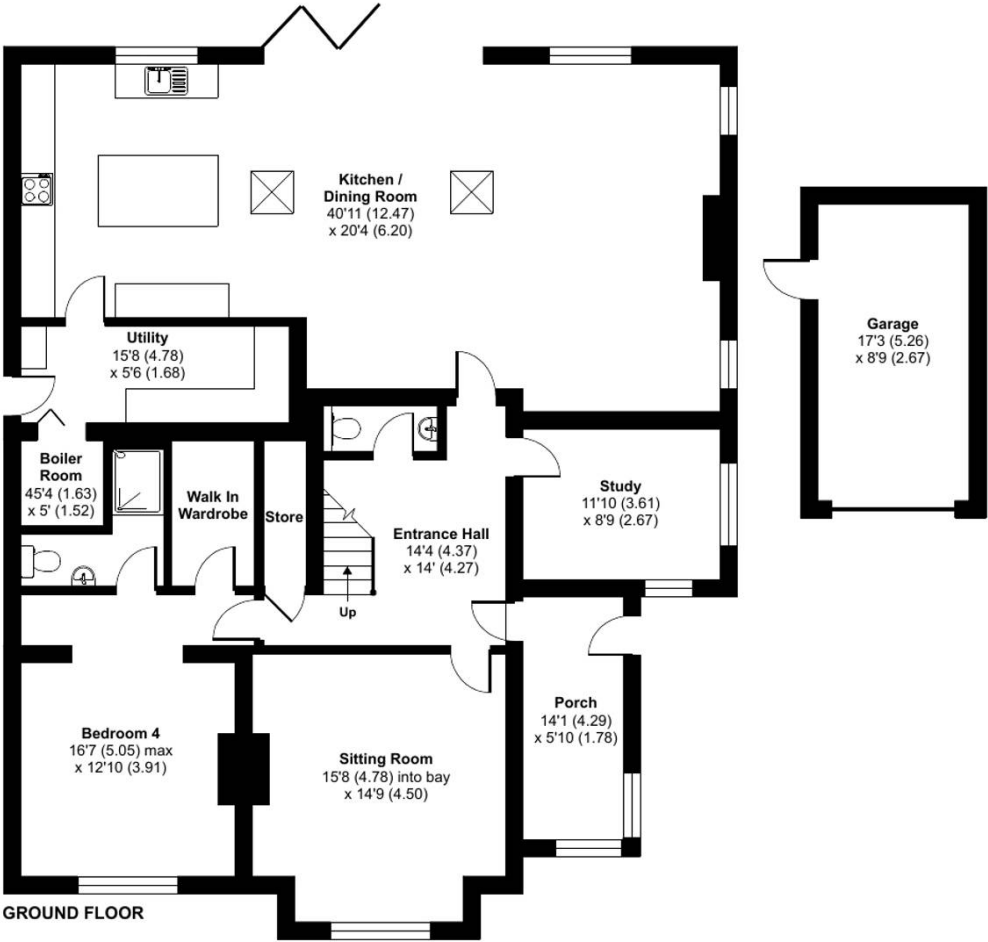
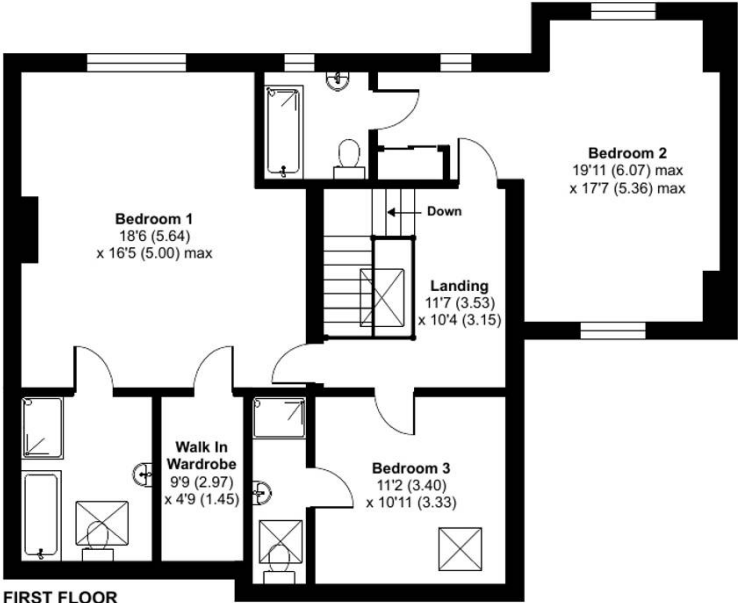
Beautifully presented, four-double bedroom, detached home • Located in the heart of Chaldon on a popular rural lane • Fully refurbished throughout and extended by the current owners • Versatile accommodation with one bedroom suite downstairs, ideal for those with accessibility needs or multi-generational living • All bedrooms complete with their own en-suite and in-built storage solutions • Stunning open plan reception and kitchen serving the home, with feature fireplace, central kitchen island, dining area and access to rear garden with manicured lawn, leading to well-maintained woodland in length • Special, gated frontage with off-street parking and detached garage with separate control for rear extension, downstairs



# Doctors Lane, Chaldon, Caterham, CR3

Approximate Area = 3045 sq ft / 282.8 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Park & Bailey. REF: 1148837

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



Nestled in the heart of the picturesque village of Chaldon, this beautifully presented, four-double bedroom detached house offers the perfect balance of rural tranquillity and modern comfort. Recently refurbished and extended to a high standard by the current owners, this property boasts a versatile layout ideal for a range of lifestyles.

Upon entry, you are greeted by a spacious boot room and then hallway, leading to a stunning open plan reception and kitchen area overlooking the rear garden. The heart of the home, and incorporating room for dining, lounge and kitchen, this space features a charming fireplace, a central kitchen island, and bi-fold doors that seamlessly connect the indoor and outdoor areas. There is also an adjacent utility room.

When wishing to shut off from the main hub of family life, the front aspect lounge provides a cosy and sophisticated place to relax. A well-appointed study, accessed via the main entrance hallway is ideal for those who work from home.

A ground floor bedroom suite, provides convenient accessibility or accommodation for multi-generational living needs. Stairs rise to the first floor, where three further double bedrooms are located. All come complete with their own en-suite, and fitted storage solutions. The principal bedroom is unrivalled in terms of size, providing a spacious, private retreat.

Stepping outside, the property continues to impress with its well-manicured gardens and ample outdoor space. The rear garden is a true oasis, featuring a delightful patio area perfect for al fresco dining, a lush green lawn ideal for outdoor gatherings, and a meticulously maintained woodland garden offering a peaceful retreat.

The front of the property boasts a substantial gated frontage providing off-street parking for multiple vehicles, as well as a detached garage for added convenience. Whether you are looking to relax in the privacy of your own garden or entertain friends and family in style, this property offers the ideal setting for enjoying the beauty of the outdoors.

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

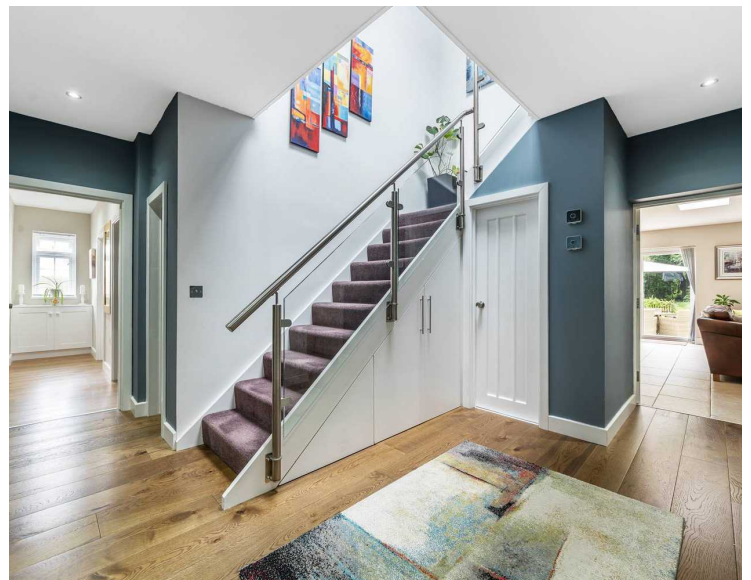
Taylor Rose Solicitors – £250

AV Rillo – £300

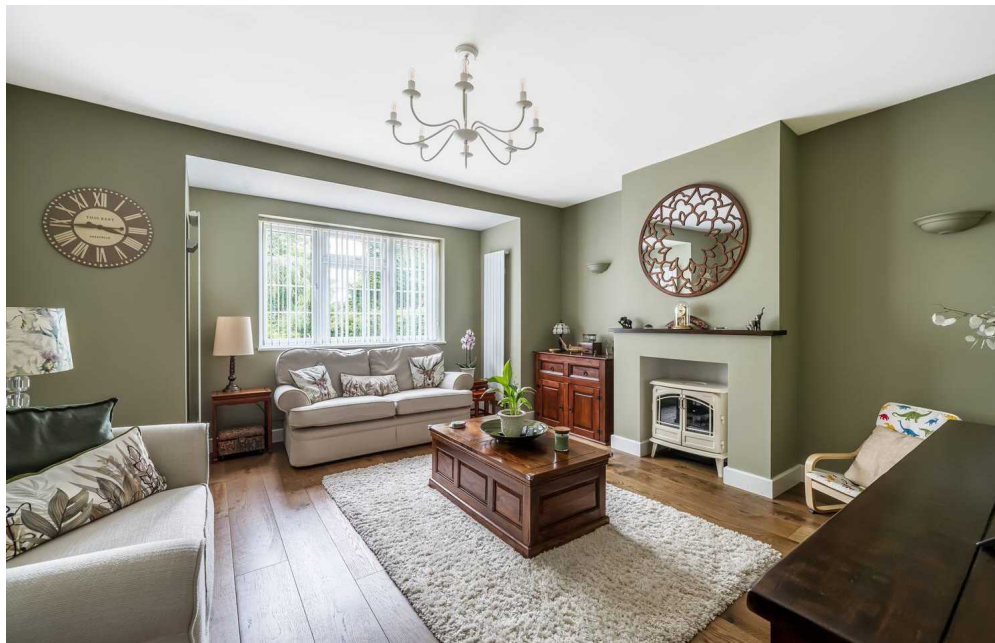
Hawke Financial Services – 30%

Arnold & Baldwin Surveyors – 10%

Huxley – 10%



The property is situated on a sought-after lane in 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.



- Beautifully presented, four-double bedroom, detached home
- Located in the heart of Chaldon on a popular rural lane
- Fully refurbished throughout and extended by the current owners
- Versatile accommodation with one bedroom suite downstairs, ideal for those with accessibility needs or multi-generational living
- All bedrooms complete with their own en-suite and in-built storage solutions
- Stunning open plan reception and kitchen serving as the hub

