



## 7 Holland Park, Caterham

£850,000 Freehold

Situated in a prime position on the much sought-after Oakgrove development • Overlooking open countryside and offering stunning views • Four bedroom detached property; three doubles and a generous single • En-suite and through dressing area to principal suite, which also provides a balcony • Stunning open plan hub of the home overlooking the garden, incorporating kitchen island, and space for dining and lounge • Off-street parking and garage



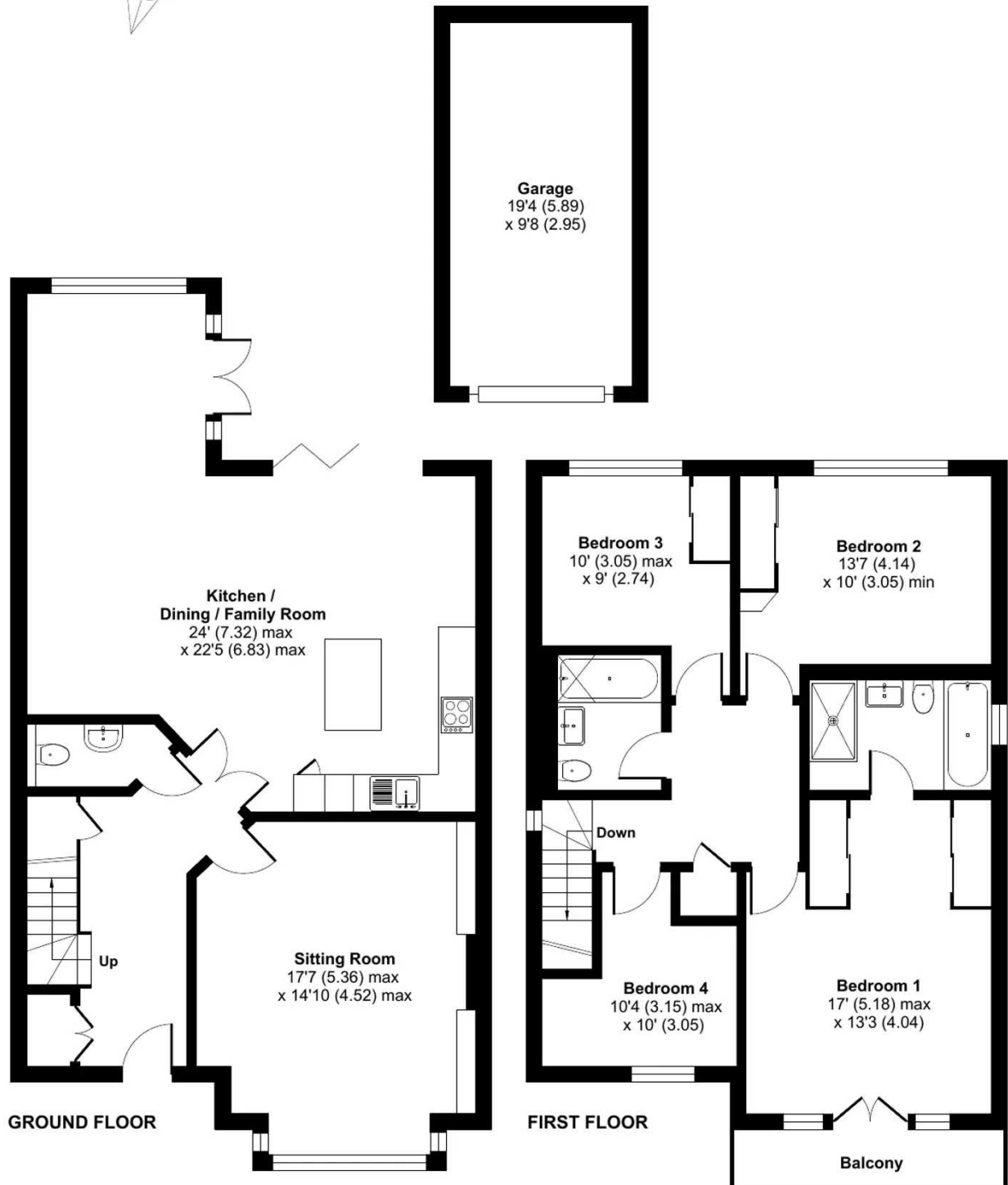
# Holland Park, Caterham, CR3

Approximate Area = 1669 sq ft / 155 sq m

Garage = 187 sq ft / 17.3 sq m

Total = 1856 sq ft / 172.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Park & Bailey. REF: 1151062

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Nestled in a prime position within the prestigious Oakgrove development, this exceptional 4-bedroom detached home offers luxurious living with breath-taking views of the surrounding open countryside.

Boasting a contemporary, yet classic design, with bay window features and tile-hung frontage, the property exudes elegance and sophistication throughout. The main feature of the property and heart of the home is the stunning open plan kitchen and reception, comprising a modern kitchen with central island, a dining space flooded with natural light, and a lounge lounge area too. Two access points, with bi-fold and French doors, lead out onto the well-maintained garden, allowing a seamless flow between the interior and outdoor space. There is also a front aspect lounge, ideal for cosy evenings.

Stairs rise to the first floor where the focal point is the spacious principal suite, complete with an en-suite bathroom, through dressing area, and a private balcony affording panoramic views of the picturesque landscape. With three additional double bedrooms, this residence provides ample space for a growing family or those who love to entertain guests.

Step outside to discover a well-maintained garden that enhances the charm of this property. Perfect for both relaxation and social gatherings, the outdoor space provides a serene retreat from the hustle and bustle of every-day life.

With off-street parking and a garage for convenience, this home offers a harmonious blend of comfort, style, and functionality – making it a true gem in the sought-after Oakgrove community. Whether you're enjoying a morning coffee on your balcony or hosting a barbeque in the garden, this property is sure to cater to your every need, promising a lifestyle of luxury and tranquillity.

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 on a popular, residential development in Caterham on the Hill, within catchment of a wide array of superb schooling, including both state and private. There are local shopping facilities in Caterham on the Hill including Tesco store at the Village, and amenities such as a health centre, library, restaurants and pubs. Caterham Valley offers a wider selection of shops including two supermarkets and mainline station. The area is close to open countryside, with Surrey National Golf Course in close proximity, whilst the motorway network can be accessed via junction 6 off the M25 at Godstone.



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