



**AN EXCEPTIONAL DETACHED FAMILY HOME OFFERING GRACE  
SPACE AND CONVENIENCE OF SITUATION**

**‘TILLINGDOWN LODGE’  
TILLINGDOWN LANE CATERHAM CR3 6RU**



**PRICE: £899,950 FREEHOLD**

Occasionally one has the good fortune to present to the residential market place a residence that does not have to be ‘sold’ by the instructed agent as it’s attributes enable it to ‘sell’ itself to the discerning viewer and potential/probable purchaser. Proudly positioned in surrounding landscaped grounds of approximately one and a half acres which include a paddock, the setting enjoys far reaching rural aspect views across Caterham Valley and surrounding green belt countryside. The build quality is self evident as are the character elevations reflecting its time or origin circa 1930.

## 'TILLINGDOWN LODGE', TILLINGDOWN LANE, CATERHAM

Thirty years ago the present owner and his late wife bought the property 'on the spot' at their initial viewing. History may well repeat itself.

Should you feel that our descriptive narrative is an overstatement then may we politely suggest that you form your own opinion after you have arranged and carried out a personal inspection. One fact we can promise you is that, irrespective of your decision whether or not to proceed with a purchase, you will have had an enjoyable and memorable experience.

**An EXCEPTIONAL DETACHED FAMILY PROPERTY WITH MASTER BEDROOM** having a **BALCONY** ENJOYING THE AFOREMENTIONED VIEWS, **DRESSING ROOM** and **EN-SUITE SHOWER-ROOM** (having dual facility) \* **FINE LOUNGE** \* **DINING ROOM** \* **STUDY** \* **FITTED KITCHEN** \* **FAMILY BATHROOM** \* **HALL CLOAKROOM** \* **LARGE DETACHED GARAGE FOR 2/3 CARS** \* **GAS CENTRAL HEATING** \* **DOUBLE GLAZING** \* **LANDSCAPED GARDENS.**

**THE ACCOMMODATION** briefly comprises the following (all dimensions approximate) –

### FIRST FLOOR



**MASTER BEDROOM: about 15' x 14'** with double glazed French doors opening to **ELEGANT BALCONY** enjoying superb wooded views. The room offers a range of fitted custom built furniture including wardrobe and storage cupboards, drawer, bedside units, matching bedhead and shelves, radiator, door to –

**DRESSING AND EN-SUITE SHOWER ROOMS: about 6'8 x 6'4 max** with built-in wardrobe cupboard, radiator with ornamental cover, door to Bedroom 2. **SEPARATE TOILET: with concealed cistern WC, built-in cupboard.**



**SHOWER ROOM: with custom built cupboards incorporating inset wash basin with mixer tap, enclosed, double size, steam room with two seats, fully tiled walls, two independent power showers, two waterproof speakers connected to music system inset spotlights, heated marble tiled floor, attractive half panelled walls, extractor fan.**

**BEDROOM 2: about 19' max into bay x 12'** with purpose built wardrobe and storage cupboards, walk-in storage cupboard, radiator.

**BEDROOM 3: about 12' x 11'2** with wide wooded views, built-in cupboard, radiator.

**BEDROOM 4: about 15'9 x 7'4** with double aspect, radiator.

**BEDROOM 5: about 10' x 7'3 max** with fitted wardrobe and storage cupboard, built-in wardrobe cupboard, radiator.

**'TILLINGDOWN LODGE', TILLINGDOWN LANE, CATERHAM**

**FAMILY BATHROOM:** with white suite comprising panelled bath with mixer tap, vanity unit with wash basin and cupboard below, enclosed shower cubicle with fully tiled walls and independent power shower, half tiled walls, heated towel rail, inset spotlights, extractor fan.

**SEPARATE TOILET:** with low suite WC.

**LANDING:** with walk-in airing cupboard with lagged hot water tank, radiator with ornamental cover, trap with ladder access to insulated and part floored loft with lights.

**GROUND FLOOR**

**DEEP ENTRANCE PORCH:** with fine oak entrance door opening to:



**ENTRANCE HALL:** with feature 'ornamental' solid fuel room heater, wall lighting points, radiator with ornamental cover, cupboard under stairs with meters. Doorway to Inner Lobby with doors to Utility, Study and Cloakroom.

**CLOAKROOM:** with low flush suite WC, corner wash basin, electric heater.



**FINE LOUNGE:** about 20' max into bay (15' min) x 24'9 Pictures show depth and width. A spacious and imposing room with feature open marble fireplace, triple aspect, three radiators with matching 'ornamental' covers, wall lighting points.



**DINING ROOM:** about 18' into bay x 14' with radiator with 'ornamental' cover, serving hatch to kitchen above double sided cupboard, double aspect with double glazed French doors opening onto terrace and garden.

**'TILLINGDOWN LODGE', TILLINGDOWN LANE, CATERHAM**

**STUDY:** about 11'6 into bay x 7'5 with double aspect, radiator, inset spotlights.



**KITCHEN:** about 17'1 x 12' with range of white laminated units including base unit with cupboards and drawers, matching work surfaces incorporating inset enamelled sink unit with mixer and 'filtered water' tap. 'Island' style area with electric/gas hob with extractor hood above, matching wall storage cupboards, plumbing for dishwasher, integrated freezer, built-in stainless steel 'Neff' double oven and microwave cooker, radiator, walk-in airing cupboard housing 'Ideal' floor mounted gas boiler, stable style door opening onto terrace and garden.

**OUTSIDE**



**THE GARDENS** extend in total to about 1.5 acres AND ARE AN OUTSTANDING FEATURE OF THE PROPERTY and extend mainly to the rear with **WIDE PAVED TERRACE** enjoying splendid views across the garden and beyond. Planned mainly on two levels with extensive lawns, mature shrubs, trees, well maintained hedges and fir trees. The approximately ½ acre **PADDOCK** is set to the rear. The whole gardens, which include an ornamental pond and garden store, are well secluded, naturally screened and enjoy a westerly aspect.

**‘TILLINGDOWN LODGE’ TILLINGDOWN LANE CATERHAM**



Set well back from the road with a frontage of about 110'. Mature shrubs, trees, hedges, lawn, flower beds and borders.

The house is approached by a block paved driveway providing parking for numerous cars and leading to:

**LARGE DETACHED GARAGE: about 30' x 21' max (9' min)** with remotely controlled electric up and over door, power and light. Side door.

**LOCAL AUTHORITY:** Tandridge. Tax **Band ‘G’**

**DIRECTIONAL NOTE:** Coming from **Caterham Valley**, exit the roundabout, by **Caterham Station**, on the **Godstone Road**, signposted A 22 Godstone. Proceed to **JUST BEFORE** the clearly marked A 22 traffic light junction and take the **LAST** turning on the left into **TILLINGDOWN LANE**.

Coming via the **M25 motorway**, exit at **Junction 6, GODSTONE**. Proceed **NORTH on the A 22**, signposted to **CATERHAM**. On sighting, ahead, a traffic light junction, move to the inside lane and look - well before approaching the junction - for the left turn into **Tillingdown Lane**.

