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**A DETACHED PROPERTY SET IN ABOUT 1.6 ACRES OF LAND  
AND IMMEDIATELY ADJACENT GREEN BELT COUNTRYSIDE**

**‘HONEYSUCKLE CHART’  
THE BRIDLE PATH CHALDON SURREY CR3 5AG**



**OFFERS IN EXCESS OF £700,000 FREEHOLD**

Enjoying an idyllic location in this much sought after semi-rural area being situated at the end of this quiet non through Bridle Way which is surrounded by some delightful green belt countryside. Only a ‘stones throw’ from the delightful Farthing Downs with hundreds of acres of walking and riding country. Located in much sought after Chaldon being conveniently placed by road for Caterham and Coulsdon and ideally placed for easy access to the M25. The area offers a wide selection of schools and recreational facilities.

## 'HONEYSUCKLE CHART', THE BRIDLE PATH, CHALDON

This **INDIVIDUALLY BUILT DETACHED PROPERTY** offers **SPACIOUS AND ADAPTABLE ACCOMMODATION** all on one floor and offers scope to extend subject to usual planning permission. The grounds extend to about 1.6 acres including GARDENS and PADDOCK. THIS PROPERTY PROVIDES ENORMOUS SCOPE FOR PROSPECTIVE PURCHASERS TO ENHANCE ITS POTENTIAL AS WELL AS AMPLE SPACE TO EXTEND, subject to the usual planning permissions. **VIEWING STRONGLY RECOMMENDED.**

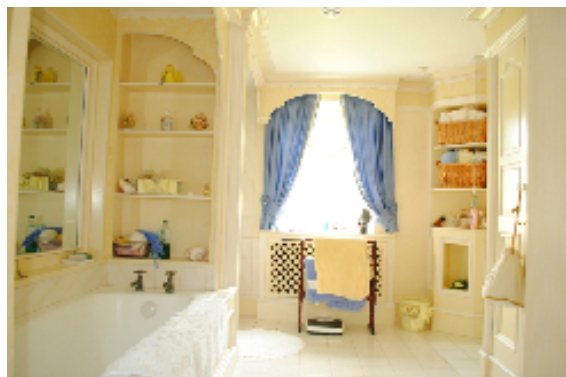
**THE ACCOMMODATION** briefly comprises the following (all dimensions approximate) –

**ENTRANCE HALL:** with part quarry tiled and part strip flooring, two attractive circular coloured leaded light windows, two radiators, dado rail, trap to loft.

**SHOWER/CLOAKROOM:** with white suite and complementary fully tiled walls, WC with concealed cistern, bidet, vanity unit with wash basin and cupboard below, enclosed shower cubicle with independent shower, spotlights, radiator, shaver point, ceramic tiled floor.



**MASTER BEDROOM:** about 16'10 max x 14'3 max with extensive range of fitted bedroom furniture including wardrobe and storage cupboards, wide dressing table unit with fitted drawers, double bed recess with adjacent cupboards, double aspect with twin bay windows, radiator with ornamental cover, doorway to –



**LARGE EN-SUITE BATHROOM/DRESSING ROOM** about 14'10 min x 7'10 max with matching cupboards to match the bedroom with extensive range of cupboards and shelves, white suite of panelled bath, wash basin, enclosed shower cubicle with fully tiled walls, ceramic tiled floor, separate WC with concealed cistern, two radiators with ornamental covers, spotlights, double glazed door to garden.

**BEDROOM 2:** about 13'3 x 11' with radiator, wall lighting points, fitted wardrobe cupboard.

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**SPACIOUS TRIPLE ASPECT LOUNGE:** about 20'10 x 16'10 a fine room with stripped floors, feature brick fireplace, two radiators with ornamental covers, wall lighting points, double glazed door to garden, dado rail, French doors to entrance hall.



**LARGE DOUBLE GLAZED CONSERVATORY:** overall about 34' max x 18'3 min with ceramic tiled floor, three radiators, twin French doors to garden.



**EXCELLENT KITCHEN/BREAKFAST ROOM:** overall about 22'3 x 16'10 max offering a very comprehensive range of units including base units with cupboards and drawers, large work surface areas, island unit with cupboards and drawers, work surface with 'Neff' ceramic hob, 'Firecast' dual electric/wood burning cooker, 'Neff' split level electric cooker with microwave oven above, inset sink unit with mixer tap, integrated dishwasher, wall units with display and storage cupboards, wine rack, part tiled walls, inset spotlights, quarry tiled door, radiator, door to entrance hall, door to garage and French doors to conservatory.

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**OUTSIDE**



The **GROUNDS IN TOTAL EXTEND** to about **1.6 ACRES INCLUDING PADDOCK, OUTHOUSES and IN GROUND HEATED SWIMMING POOL.**

**SINGLE GARAGE. CAR PORT. DRIVEWAY:** providing parking for numerous cars.

**DOUBLE GARAGE: about 18' x 17'7** with 'Worcester' oil fired boiler for both house and swimming pool, up and over door, two lagged hot water tanks, power and light.

**UTILITY ROOM: about 11'2 x 8'11** with fitted cupboards and sink unit, plumbing for washing machine, fully tiled walls, radiator, double glazed door to Conservatory, tiled floor, door way to –

**CLOAKROOM:** with matching cupboards, inset wash basin with mixer tap, WC with concealed cistern, matching fully tiled walls, tiled floor, radiator.

**LOCAL AUTHORITY:** Tandridge Council: **Tax Band: 'G'**

