



- *FIVE BEDROOMS, FOUR RECEPTION ROOMS & STUDY* *21' 8" x 12' 6" (6.61m x 3.82m) SITTING ROOM***
- *CONNECTED KITCHEN & FAMILY ROOM* *DINING ROOM AND FURTHER RECEPTION ROOM***
- *WITHIN A MILE OF LOCAL SHOPPING AND AMENITIES IN CATERHAM***
- *GREAT LOCATION FOR THE TOWN, STUNNING COUNTRYSIDE & SURREY NATIONAL GOLF COURSE!***
- *WITHIN EASY REACH OF RAILWAY STATIONS AT CATERHAM & WHYTELEAFE AND M25 AT GODSTONE***

AN IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOME set within a prestigious cul-de-sac in semi-rural Chaldon. The house has **FOUR RECEPTION ROOMS** and a **STUDY**, a Kitchen and Utility Room plus a Double Integral Garage. The Master Bedroom has built in wardrobes and an En-suite Shower Room, the remaining four bedrooms have built in Wardrobes. Outside there is a large driveway and extensive front and rear Gardens.
A GREAT FAMILY HOME!

Fryern Wood, Chaldon, Surrey CR3 5AR
ASKING PRICE: £995,000 FREEHOLD



THE PROPERTY CAN BE FOUND

From the Chaldon Road and Coulsdon Road mini roundabout in Caterham, proceed along Chaldon Road towards Chaldon, continue into Rook Lane, turn left into Fryern Wood, continue to the end of the cul-de-sac, the property be found on the right hand side of the road.

LOCATION

The house is located in a delightful semi rural area within easy reach of Caterham and surrounding greenbelt countryside. The commuter has a choice of railway stations at Caterham, Whyteleafe and Upper Warlingham (with services into Croydon & London) and Merstham which also has a service to Gatwick and Brighton on the South Coast. The car commuter is within easy reach of the M25 motorway which is accessible from Godstone (junction 6) or Hooley via the M23 (junction 7).

Local shopping facilities can be found in Caterham which has a choice of three Supermarkets and many other High Street shops. The local Tesco and shops in Caterham on the Hill are within a two minute drive. Chaldon is on the edge of greenbelt countryside with many fine walks over the North Downs. Chaldon also has an historic Church, located along Ditches Lane via Church Road, dating back to the 11th Century. Along Rook Lane there is the Surrey National Golf Course with Driving Range for golfers and has an impressive Club House with views over the course.

A GREAT LOCATION FOR TOWN AND COUNTRY LOVERS!

ACCOMMODATION

ENTRANCE PORCH

Enclosed entrance porch with window, double doors, power point, quarry tiled flooring.

ENTRANCE HALLWAY 16' 10" x 6' 11" (5.14m x 2.10m)

Panelled and double glazed door double glazed window to front, coved ceiling, spotlights to ceiling, double glazed window to front from staircase, double radiator, fusebox below staircase, small understairs cupboard.

SITTING ROOM 21' 8" x 12' 6" (6.61m x 3.82m)

Double glazed square bay window with display shelf, feature fireplace, coved ceiling, double glazed sliding patio doors to the garden, dado rail surround, two double radiators, TV point.

SECOND RECEPTION ROOM 11' 6" x 10' 5" (3.51m x 3.17m)

Double glazed sliding doors to the rear patio, coved ceiling, wood effect flooring, double radiator.

STUDY 7' 3" x 6' 7" (2.20m x 2.0m)

Double glazed window to front aspect, telephone point, radiator.

DOWNSTAIRS W.C.

Double glazed obscured window to side aspect, window to side, low flush W.C. with concealed cistern, wash hand basin, tiled surrounds, radiator, inset spotlights.

FAMILY ROOM 11' 4" x 11' 2" (3.45m x 3.40m)

Double glazed sliding patio doors to the garden, double glazed window to side, coved ceiling, wood effect flooring, double doors to;

DINING ROOM 11' 9" x 9' 2" (3.58m x 2.8m)

Double glazed sliding patio doors to the rear, coved ceiling, two double radiators, wood effect flooring, door to side access and separate door to;

UTILITY ROOM 9' 8" x 7' 7" (2.94m x 2.31m)

Double glazed obscured & panelled door to rear with separate double glazed & panelled door to double garage. Single bowl ceramic sink unit with mixer tap cupboard below, worktop with space & plumbing for washing machine, space for tumble dryer, space for fridge freezer, wall mounted 'Vaillant' gas central heating boiler.



FIRST FLOOR

LANDING 13' 4" x 8' 8" (4.07m x 2.63m)

Double glazed window to front aspect, coved ceiling, inset spotlights, access to loft via a retractable ladder, airing cupboard housing hot water tank & comprising shelving, double radiator.

MASTER BEDROOM 11' 9" x 11' 4" (3.59m x 3.45m)

Double glazed window to rear aspect, coved ceiling, wall of built in wardrobes with a bed recess & side bed cabinets, built in dressing table unit with storage, double radiator, built in sliding mirrored wardrobe.

EN-SUITE SHOWER ROOM

Double glazed obscured window to side aspect, white suite comprising enclosed shower cubicle with a mixer shower fitment, inset spotlights, extractor fan, fully tiled walls, ladder style towel rail.

BEDROOM TWO 12' 6" x 12' 2" (3.82m x 3.72m)

Double glazed window to rear aspect, coved ceiling, bed recess incorporating built in wardrobes, double radiator, further built in double wardrobe.

BEDROOM THREE 12' 7" x 8' 0" (3.83m x 2.44m)

Double glazed window to front aspect, coved ceiling, built in wardrobes, double radiator.

BEDROOM FOUR 9' 11" x 9' 2" (3.03m x 2.79m)

Double glazed window to rear aspect, built in double wardrobe, double radiator.

BEDROOM FIVE 9' 0" x 6' 11" (2.74m x 2.10m)

Double glazed window to front aspect, double wardrobe, radiator.

FAMILY BATHROOM 7' 10" x 6' 8" (2.38m x 2.02m)

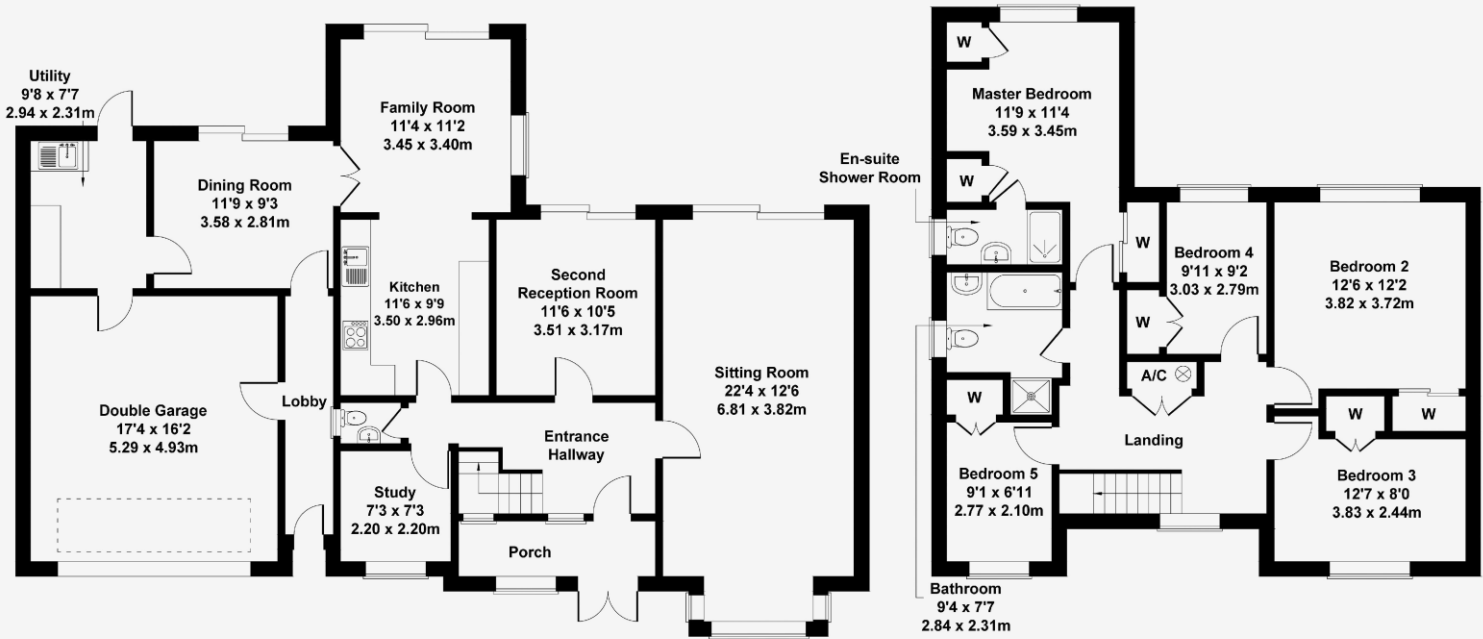
Double glazed obscured window to side aspect, white suite comprising of a panelled bath with a central mixer tap & hand held retractable shower fitment, vanity wash hand basin, fully tiled enclosed shower with overhead shower head with a separate hand held shower fitment, low flush W.C. heated towel rail, fully tiled walls.



FLOORPLAN

Fryern Wood

Approximate Gross Internal Area
2368 sq ft - 220 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.





FRONT GARDENS

The front Gardens are mainly laid to lawn with a sweeping driveway to the Double Garage and front of the property. There is a large oak tree to the front of the Garden which offers seclusion from the road.

REAR GARDENS

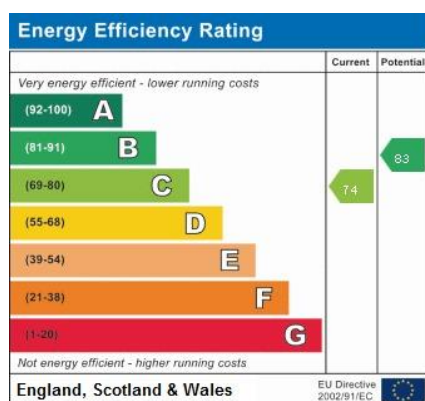
The rear Gardens form a large L-shape, there is a large patio to the rear of the house with a sunken fishpond. A path leads to the rear of the garden where there is a raised Vegetable Garden, Greenhouse and Garden Shed. There is secure side access leading to the front driveway. A secluded and predominantly South Facing rear Garden.

DOUBLE GARAGE 17' 4" x 16' 2" (5.29m x 4.93m)

Double garage with large electric up and over doors, separate doors to inner lobby & utility. There is a large driveway with ample space to park many vehicles.

COUNCIL TAX: BAND 'G' £3,642.79 pa (2022/2023) Tandridge Council
21/7/2023

ENERGY PERFORMANCE CERTIFICATE (EPC)



DATA PROTECTION ACT 1998 Please note that all personal information provided by customers wishing to receive information and/or services from us will be processed by P A Jones Property Solutions, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

MONEY LAUNDERING REGULATIONS 2003 : Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: It is a legal requirement that the property is presented accurately and in a way not to mis-lead a potential buyer in relation to the property particulars. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

P . A . Jones Property Solutions, 77-79 High Street , Caterham, Surrey, CR3 5UF
Phone: Sales : 01883 348035 / Lettings : 01883 343355, Email: info@pajonespropsolutions.co.uk
www.pajonespropertyolutions.co.uk