



FIVE BEDROOM DETACHED (INCLUDES A ONE BEDROOM ANNEXE) *18' 11" x 17' 3" (5.77m x 5.26m) OPEN PLAN LOUNGE 20' 6" x 15' 10" (6.25m x 4.83m) *L'Shaped KITCHEN / DINING ROOM* *18' 1" x 13' 9" (5.52m x 4.19m) ANNEXE LOUNGE* *15' 4" x 13' 9" (4.68m x 4.19m) MASTER BEDROOM* * LARGE SECLUDED GARDEN, GARAGE & DRIVEWAY

A LARGE FIVE BEDROOM DETACHED HOUSE which incorporates a ground floor ONE BEDROOM ANNEXE with it's own garden! The property is located in the Harestone Valley area of Caterham and is within a mile of the Town Centre and Railway Station. The house is set on a large corner plot with a secluded rear garden and large secluded patio. **A VERSATILE PROPERTY IN A GREAT LOCATION!**

Loxford Road, Caterham on the Hill, Surrey CR3 6BH
'Offers in the Region of' £850,000 FREEHOLD



DIRECTIONS

From Caterham Valley Town Centre proceed along Harestone Valley Road, bear right continuing along Harestone Valley Road, take the third turning on the left into Loxford Road, the house is on the left hand side on the corner of Loxford Way.

LOCATION

The property is located approximately a mile from Caterham Valley town centre and Railway Station which has a regular service into Croydon and Central London. The town centre has a good selection of local and high street shops that includes two Supermarkets, Morrisons and Waitrose. Caterham School (private) caters for children from 3 - 18 years and is approximately half a mile along Harestone Valley Road, an excellent school with a good reputation.

Caterham is also a great spot to live to access the M25 at nearby Godstone. On the edge of greenbelt countryside and protective woodland with many fine walks and views, the area has a great countryside feel as well as being close to the town centre with shopping facilities and amenities.

**A HIGHLY DESIRABLE LOCATION
FOR TOWN AND COUNTRY LOVERS !**

ACCOMMODATION

ENTRANCE HALLWAY

Two windows to the front, door to a lobby with access into the Annexe, return staircase to the first floor landing, doorway to the Lounge which is linked to the Dining Room and Kitchen, door to:

CLOAKROOM

Enclosed with a twin suite comprising of a wash hand basin and a low flush WC.

OPEN PLAN LOUNGE 18' 11" x 17' 3" (5.77m x 5.26m)

Two windows to the rear aspect, wood parquet flooring throughout, a split level room with access to the Kitchen / Dining Area. An internal door leads to the ground floor Annexe. There is one exposed brick wall with a fireplace, radiator.

KITCHEN / DINING ROOM 20' 6" x 15' 10" (6.25m x 4.83m) L' Shaped

L' shaped room with a window to the rear garden and a further window and door to the patio and garden. The Kitchen has a range of modern wall and base units with matching worktops, single bowl sink unit with a mixer tap and cupboards under. There is an 'AGA' cooker which also supplies the hot water to the house. Built in four ring electric hob, built in eye level oven and grill, radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Two windows to the front aspect, access to the loft, built in storage cupboard.

MASTER BEDROOM 15' 4" x 13' 9" (4.68m x 4.19m)

Large Master Bedroom with a window to the rear and french doors leading to a Balcony. Door to a built in walk-in wardrobe, radiator and a door to an En-suite Shower Room.

EN-SUITE SHOWER ROOM

Two windows to the front, shower unit with shower curtain, wash hand basin and a low flush WC.

BEDROOM TWO 11' 5" x 10' 5" (3.48m x 3.18m)

Window to the rear, built in single wardrobe, radiator.

BEDROOM THREE 11' 6" x 6' 4" (3.51m x 1.93m)

Window to the rear, radiator.

BEDROOM FOUR 10' 6" x 9' 1" (3.20m x 2.77m)

Double aspect room with a window to the rear and side, radiator.



BATHROOM

Window to the side, white suite comprising of a panelled bath, wash hand basin, tiled surrounds. Built in Airing Cupboard with hot water tank.

SEPARATE WC with a window to the front aspect.

GROUND FLOOR ANNEXE

ANNEXE LOUNGE 18' 1" x 13' 9" (5.52m x 4.19m)

Sliding patio doors to the rear, built in cupboards, door to the Kitchen and door to the Bedroom which has an Ensuite Shower Room, radiator.

KITCHEN 8' 1" x 7' 10" (2.47m x 2.39m)

Window to the side, range of wall and base units with matching worktops, built in oven and hob, single bowl sink unit with cupboards under, space for a fridge freezer, door to a lobby with access to the main house.

DOUBLE BEDROOM 11' 4" x 9' 9" (3.46m x 2.97m)

Window to the rear, double sliding doors to a Conservatory, radiator, door to:

EN-SUITE SHOWER ROOM

Window to the front, shower cubicle, wash hand basin and a low flush WC.

CONSERVATORY 19' 4" x 7' 3" (5.90m x 2.21m)

Double glazed Conservatory with access to a Garden and a separate door to the rear of the main house.

OUTSIDE

GARAGE & DRIVEWAY

There is a Garage to the front of the house approached via a driveway with parking for several vehicles.

REAR GARDENS

Large rear Gardens set on a corner plot. The gardens offer seclusion and privacy with mature and enclosed fenced borders. Within the garden there is a large lawn area with established borders which extend through to the front of the house. To one side of the garden there is a terraced garden with a decked seating area benefitting from the afternoon and evening sun. Within the garden there is also a large secluded patio, a BBQ area and a Summerhouse with verandah. A pedestrian path at the rear of the garden leads to Loxford Close. To the front of the house there is also access to a Utility and Storage room.

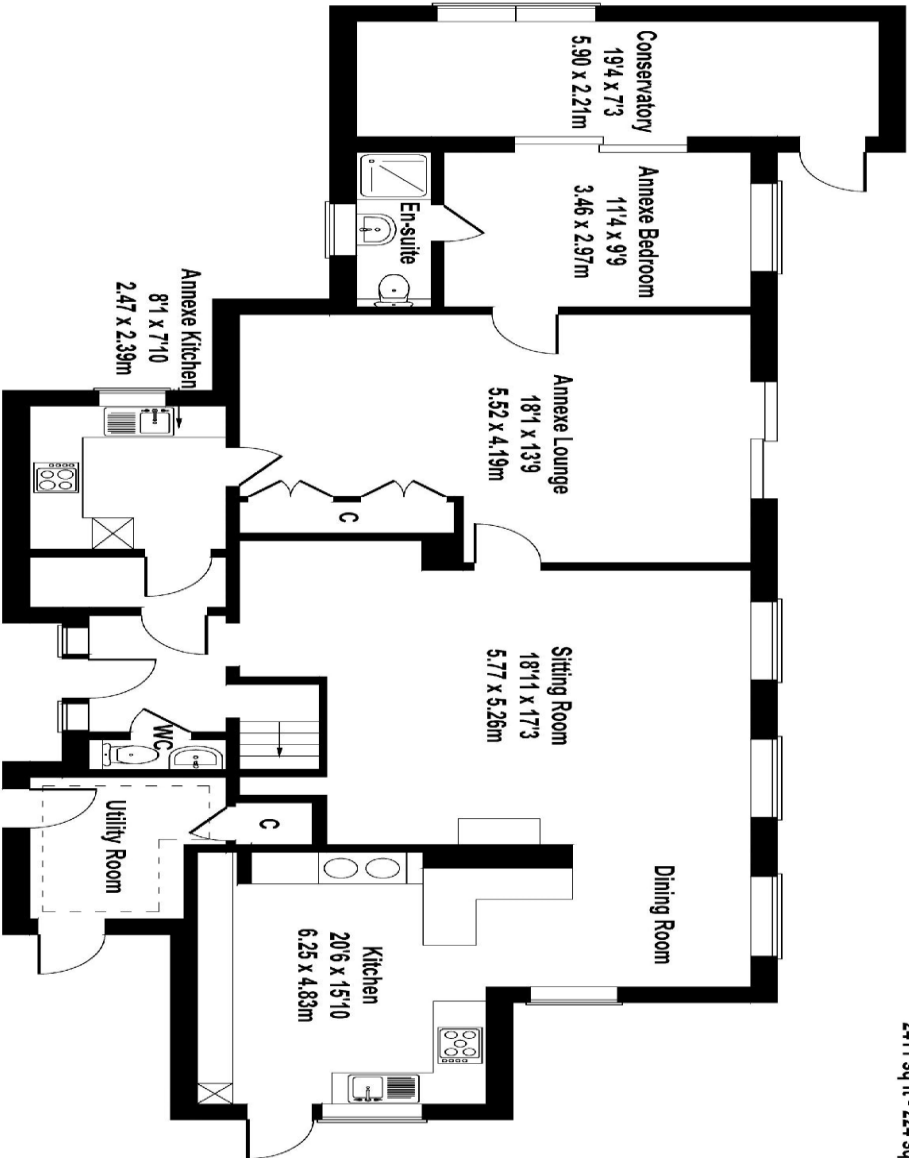
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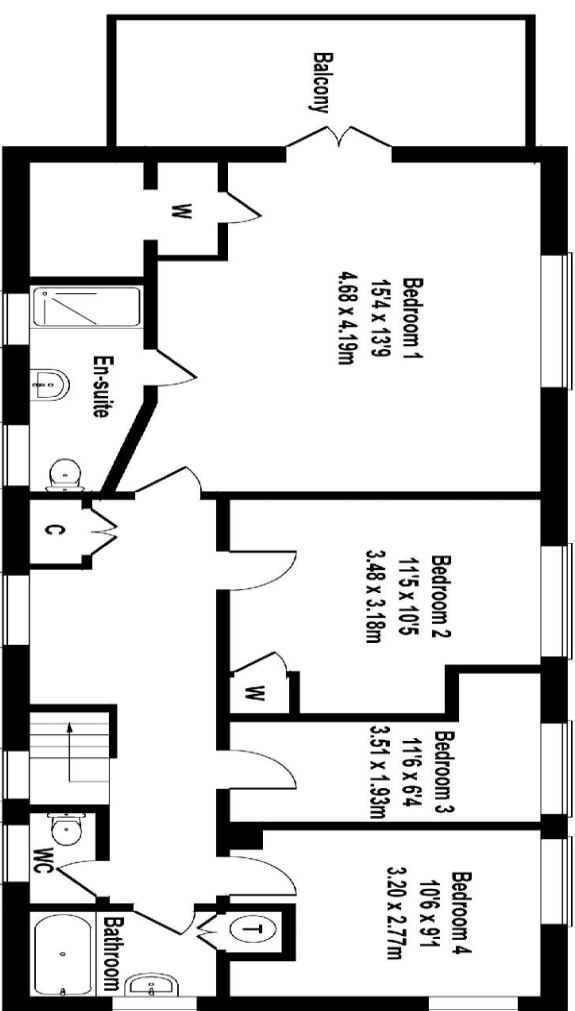
FLOORPLAN

Loxford Road

Approximate Gross Internal Area
2411 sq ft - 224 sq m



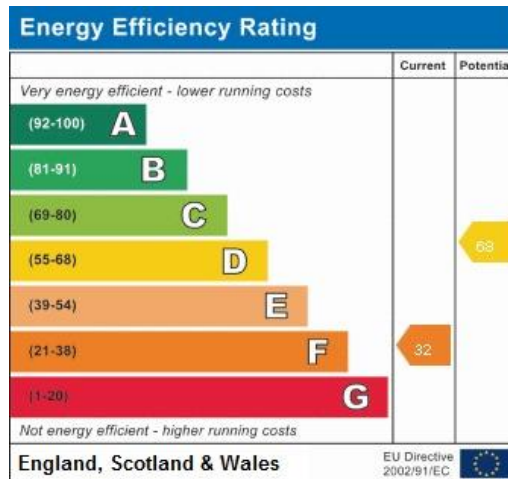
GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022
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ENERGY PERFORMANCE CERTIFICATE (EPC)



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