



TWO GOOD SIZE DOUBLE BEDROOMS WITH BUILT IN WARDROBES AND A GENEROUS THIRD BEDROOM
INVITING ENTRANCE HALLWAY, DOWNSTAIRS CLOAKROOM* *LOUNGE / DINING ROOM & CONSERVATORY
LARGE KITCHEN/BREAKFAST ROOM WITH UTILITY EXTENDED IN 2015* *MODERN BATHROOM WITH A SEPARATE SHOWER & UNDERFLOOR HEATING
SOLAR PANELS (INCOME £300+ PA), CAVITY WALL & LOFT INSULATION* *SECLUDED & SECURE REAR GARDEN WITH PATIO AREAS, A SUMMERHOUSE, CATTERY, GREENHOUSE, SHED AND GARAGE

A THREE BEDROOM DETACHED HOUSE located in semi-rural Chaldon. Outside the House is set back from the road, the front garden includes a driveway providing ample parking space for at least three vehicles in addition to a Garage at the rear of the **SOUTH WEST** rear garden.

AN IDYLIC PEACEFUL LOCATION FOR A FAMILY HOME!

Hilltop Lane, Chaldon, Surrey CR3 5BG
ASKING PRICE: £725,000 FREEHOLD



DIRECTIONS

From the High Street in Caterham on the Hill, proceed along the Chaldon Road to the mini roundabout, continue straight on along Chaldon Road and then into Rook Lane. At the junction with Church Lane turn left into Hilltop Lane, the house is about half a mile down the road on the right hand side.

LOCATION

Chaldon is a delightful semi-rural village in the Green Belt adjacent to the North Downs. The location is ideal in many different ways; for the commuter there are Zone 6 railway stations at Caterham & Upper Warlingham (Croydon & London Bridge/Victoria approx. 35-45 minutes), Coulsdon South (London 25 minutes) and Merstham, which also has a service to Gatwick and Brighton. 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). The area also has bus routes linking Caterham, Coulsdon, Merstham and Redhill. Local shopping facilities can be found in Caterham which has a choice of three supermarkets, including Waitrose, and many other High Street shops.

There is an excellent Infant School, St Peter & St Pauls, within a 10 minute walk of the property and a consultation is in progress to expand the school as a Primary School. A popular Pre-School operates in the adjacent Village Hall. A range of other schools, both state and private, is within a short distance in Chaldon, Caterham & Bletchingley and a school bus service to St Bede's, Redhill stops at the end of Hilltop Lane.

The property is within a leafy location a 2 minute walk of the North Downs Area of Outstanding Natural Beauty, the National Trust's Six Brothers Field where cricket is played on summer weekends, and a network of footpaths and bridleways. Chaldon is noted for its historic 10th/11th century church with its early English wall painting dating from about 1200, and other listed

buildings. Along Rook Lane there is the Surrey National Golf Course with a Driving Range and an impressive Club House with views over Happy Valley.

**CHALDON HAS A GOOD COMMUNITY SPIRIT
AND IS A CONVENIENT
& PLEASANT AREA TO LIVE**

ACCOMMODATION

ENTRANCE HALLWAY 12' 10" x 9' 9" (3.92m x 2.97m) Max

UPVC double glazed front door with a double glazed window to the front, return staircase to the first floor landing with a useful understairs storage cupboard containing the gas and electric meters and a fusebox. Wall light point and a moulded display niche, coved ceiling, dado rail surround and radiator.

DOWNSTAIRS CLOAKROOM

Great size cloakroom with a double glazed window to the side, coved ceiling, white suite comprising of a low flush WC with a vanity wash hand basin. Ladder style chrome finished heated towel rail.

LOUNGE / DINING ROOM 26' 3" x 13' 0" (8.00m x 3.97m)

Double glazed bay window to the front, coved ceiling, open planned to the Lounge Area, fireplace with Gazco remote-controlled inset gas flame effect fire (installed in 2019), double glazed doors and windows to the Conservatory, TV point and two radiators.

CONSERVATORY 13' 1" x 12' 3" (4.00m x 3.73m)

Double glazed windows and double doors to the rear patio, reflective Solar Film installed in 2017, double glazed pitched roof, tiled flooring and radiator.

KITCHEN / BREAKFAST ROOM WITH UTILITY AREA 18' 1" x 9' 8" (5.50m x 2.95m)

Double glazed windows to the side and rear aspects as well as a door to the rear patio with windows to either side and two skylight windows to the roof line in



the Utility area of the Kitchen. A light and spacious fitted Kitchen with a range of wall and base units with complementary recycled glass worktops (similar to granite & quartz), splash back and under unit LED lighting. The worktops also extend to a generous Breakfast Bar between the Kitchen and Utility Areas of the Kitchen. There is a FRANKE sink with a moulded drainer in the work top and a deep Butler style sink unit with a moulded drainer in the Utility area. Built in NEFF appliances which includes a double oven with a grill and microwave options, dishwasher and fridge/freezer. Space and plumbing for a washing machine and space for a tumble dryer. Within the Utility Area there is a wall mounted laundry airer and a Combination gas central heating Boiler.

FIRST FLOOR ACCOMMODATION

LANDING

Access to the loft, coved ceiling and dado rail surround, useful eaves storage cupboard.

BEDROOM ONE 12' 6" x 13' 0" (3.81m x 3.95m)

Double glazed window to front, coved ceiling, extensive built in wardrobes incorporating a King Size double bed recess and dressing table unit with locker space above, radiator.

BEDROOM TWO 13' 2" x 13' 0" (4.02m x 3.95m)

Double glazed window to the rear and side, coved ceiling, wall of built in wardrobes and double radiator.

BEDROOM THREE 9' 10" x 7' 9" (2.99m x 2.35m)

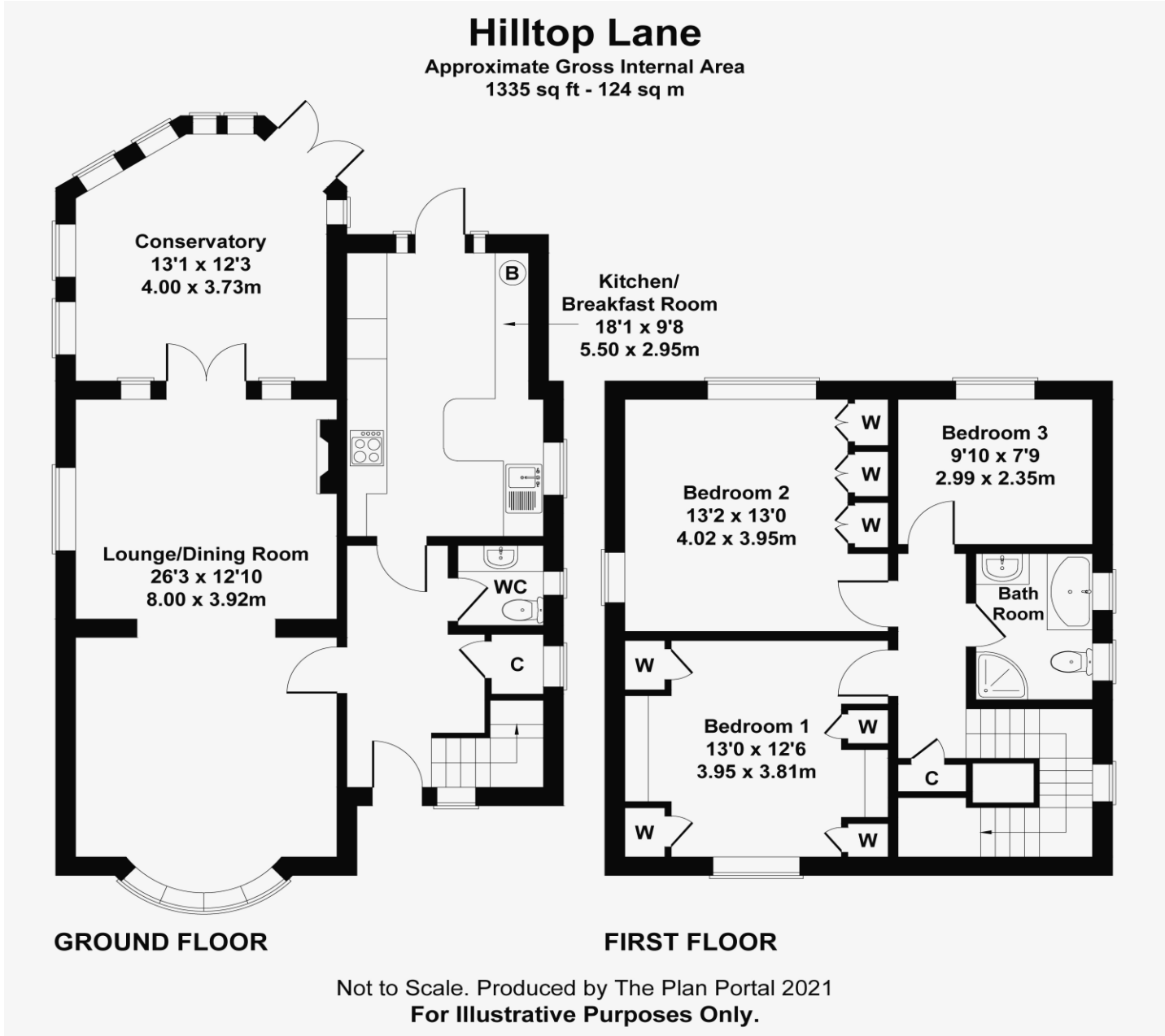
Double glazed window to rear, coved ceiling and radiator.

BATHROOM

Two double glazed frosted windows to the side, modern white suite comprising of a large panelled bath with a mixer tap and hand held shower, corner shower cubicle with a mixer shower fitment, vanity wash hand basin and a low flush WC. Tiled surrounds, wall mounted chrome finished ladder style heated towel rail, electric wall mounted fan heater and underfloor heating. There are storage drawers, cupboards and a mirrored cabinet with under unit lighting.



FLOORPLAN





OUTSIDE

FRONT GARDEN

Large front garden which has been landscaped with surrounding hedgerow and flowerbed borders and a central tropical style plant with a shingle base surround. The garden also incorporates a large block paved driveway with ample parking for at least three vehicles.

GARAGE 19' 10" x 8' 9" (6.04m x 2.67m)

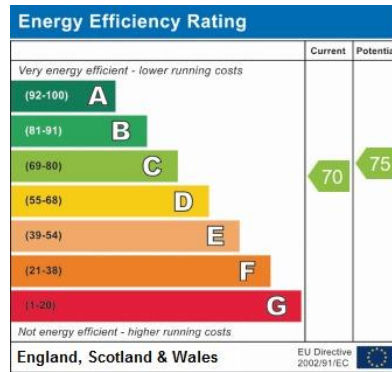
The Garage is approached via a driveway to the side of the property, with right of access, leading to Uplands Farm (private house, not a working farm). There is an up and over door, separate door to the Garden as well as power and light.

REAR GARDENS

Landscaped rear garden with several seating areas including a large patio to the rear of the house and a patio to the rear of the garden. There is a large Fishpond with fish, an electric pump and waterfall. Halfway down the garden there is a timber Summer House.

To the rear of the garden a Cattery (2016) and a separate timber shed (2016) which could be used as an 'IDEAL OFFICE FROM HOME', as well as a Greenhouse all with power. The garden has high hedging to both sides providing seclusion and surrounding lawn areas and some flowerbeds with herbaceous borders. 1/7/2021

ENERGY PERFORMANCE CERTIFICATE (EPC)



PROPERTY INFORMATION

For further Property Information which includes a Title Plan, Property Details and Certificates please register your details via the link below or speak to PA. Jones Property Solutions.

<https://www.piphome.co.uk/room/view/340/48-hilltop-lane>

DATA PROTECTION ACT 1998

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