



- *A LARGE FIVE BEDROOM DETACHED MODERN HOUSE SET WITHIN A PRIVATE DEVELOPMENT***
- *APPOINTED OVER THREE FLOORS WITH COVERING '2842 SQUARE FEET, 264 SQUARE METRES'***
- *OPEN PLAN LIVING ROOM/KITCHEN 37' 1" x 15' 4" (11.31m x 4.67m) ***
- *FORMAL LOUNGE & FAMILY ROOM* *THREE ENSUITES AND LARGE BATHROOM***
- * PRIVATE & SECLUDED GARDENS TO THE FRONT AND REAR, A DELIGHTFUL FAMILY HOME***

AN IMPRESSIVE AND IMMACULATELY PRESENTED FIVE DOUBLE BEDROOM FAMILY HOME set in a Gated Development on the border of Caterham and Chaldon. With accommodation over three floors there are three En-suites, a large Family Bathroom and on the ground floor an 'Open Plan' Kitchen/Living Room with access into the secluded rear Garden and patio. There is a great size Lounge and a Study/Family Room. The Master Bedroom also has a walk-in wardrobe. The driveway has ample parking space and a circular shaped central lawn leading to a large Integral Double Garage. **A STUNNING MODERN PROPERTY!**

Newbery Close, off Stanstead Road, Caterham, Surrey CR3 6GD
ASKING PRICE: £1,125,000 FREEHOLD



DIRECTIONS

From Church Road Caterham, turn right into Stanstead Road, Newbery Close is located around a mile down Stanstead Road on the right-hand side. Immediately turn right to the set of Electric Gates providing access to the Driveway, there is an Entry Phone System.

LOCATION

The property is located on the borders of Caterham and semi rural Chaldon. Within a mile of the property there are local shopping facilities including a Tesco Supermarket at The Village in Caterham on the Hill.

The commuter has a choice of railway stations with services into London at either Caterham, Whyteleafe or nearby Merstham.

There is a good selection of schools in the area including Oakhyrst Grange Infant & Primary School which is a short level walk from the house and Caterham School in Harestone Valley Road, Caterham Valley, both Schools are Private. There are also a great selection of public schools within Caterham.

**A GREAT LOCATION FOR
TOWN AND COUNTRY LOVERS!**

ACCOMMODATION

RECEPTION HALLWAY 15' 7" x 8' 2" (4.75m x 2.49m)

A large welcoming Reception Hallway with a bespoke Kloeber timber framed and timber 10 panel front door with double glazed side panels including slimline Thomas Sanderson pleated blinds. The hallway is tiled throughout with underfloor heating and a sunken coir doormat, there is a stair case to the first floor landing with an under stairs storage cupboard, inset downlighters and radiator.

CLOAKROOM

A Lusso Stone fitted cloakroom with fully tiled flooring and walls, wall mounted wash hand basin with a mixer tap and a low flush WC, radiator.

SITTING ROOM 21' 5" x 12' 7" (6.52m x 3.83m)

Double glazed leaded light window to the front plus two double glazed leaded light windows to the side either side of a fireplace with an inset gas flame effect fire. Inset downlighters to the ceiling, TV point and two double radiators, a set of glazed doors lead to the Dining/Lounge Area..

FAMILY ROOM 16' 8" x 7' 8" (5.08m x 2.33m)

An ideal Family Room / Study with a double glazed leaded light window to the front, inset downlighters and radiator.

OPEN PLAN KITCHEN/DINING LOUNGE AREA

37' 1" x 15' 4" (11.31m x 4.67m)

A fabulous room to the rear of the house with access via a panoramic triple sliding double glazed door to the rear patio and gardens. The room has tiled flooring throughout with underfloor heating. There are double doors to the Reception Hallway and Sitting Room and also access to the Utility Room and Double Integral Garage.

DINING/LOUNGE AREA 23' 4" x 15' 4" (7.11m x 4.67m)

A great space to relax and dine, access to the rear garden via the large triple sliding floor to ceiling door, inset downlighters and radiator. Tiled flooring with underfloor heating throughout. Open plan to:

KITCHEN 15' 6" x 13' 10" (4.73m x 4.21m)

Double glazed window to the rear, access to the Utility Room and Garage. A bespoke built Kitchen with 'Silestone' worktops and NEFF built-in appliances throughout. Tiled flooring with underfloor heating, built-in 'Induction' four ring hob with a ceiling extractor fan above, Fridge/Freezer, Dishwasher, double electric oven with a single oven/Grill/Microwave above and a 'Warming Drawer' below. There is a one and a half bowl stainless steel 'FRANKE' sink unit with a 'Hot Tap' which also offers 'Filtered' water. Security Entryphone for the electric gates, downlighters to the ceiling.



UTILITY ROOM 8' 10" x 5' 3" (2.70m x 1.61m)

Double glazed window to the side, range of matching wall and base units with 'Silestone' worktops and a tall storage cupboard. Wall mounted gas fired Worcester Boiler, space and plumbing for a washing machine and an undercounter double width 'Wine Cooler'. Double glazed part panelled door to the rear garden.

FIRST FLOOR ACCOMMODATION **LANDING**

Double glazed window to the front, staircase to the second floor, radiator.

MASTER BEDROOM 13' 5" x 13' 8" (4.08m x 4.17m)

Double glazed window to the front, inset downlighters, recently fitted Sharps bespoke built-in wardrobes with hanging and shelf space plus sliding shoe rack, radiator, door to:

MASTER BEDROOM ENSUITE 7' 1" x 7' 0" (2.16m x 2.14m)

A 'Lusso Stone' fitted Ensuite with Porcelanosa wall/floor tiles with underfloor heating, double glazed frosted window to the rear, there is a large double size walk-in Shower Unit with 'Hansgrohe' shower fitment, two wide vanity wash hand basins with a large mirror with a light and demister function above, and a low flush WC. Inset downlighters and shaver point.

MASTER BEDROOM WALK-IN WARDROBE

Double glazed window to the rear. Both side walls are fitted with hanging space and shelves.

BEDROOM TWO 9' 7" x 11' 4" (2.91m x 3.46m)

Double glazed leaded light window to the front, full wall of floor to ceiling Sharps bespoke built-in wardrobes with hanging and shelf space, inset LED downlighters and radiator.

BEDROOM THREE 11' 0" x 11' 6" (3.36m x 3.50m)

Double glazed leaded light window to the rear, built - in sliding door mirror fronted wardrobes, inset downlighters and radiator.

FAMILY BATHROOM 9' 1" x 8' 11" (2.78m x 2.73m)

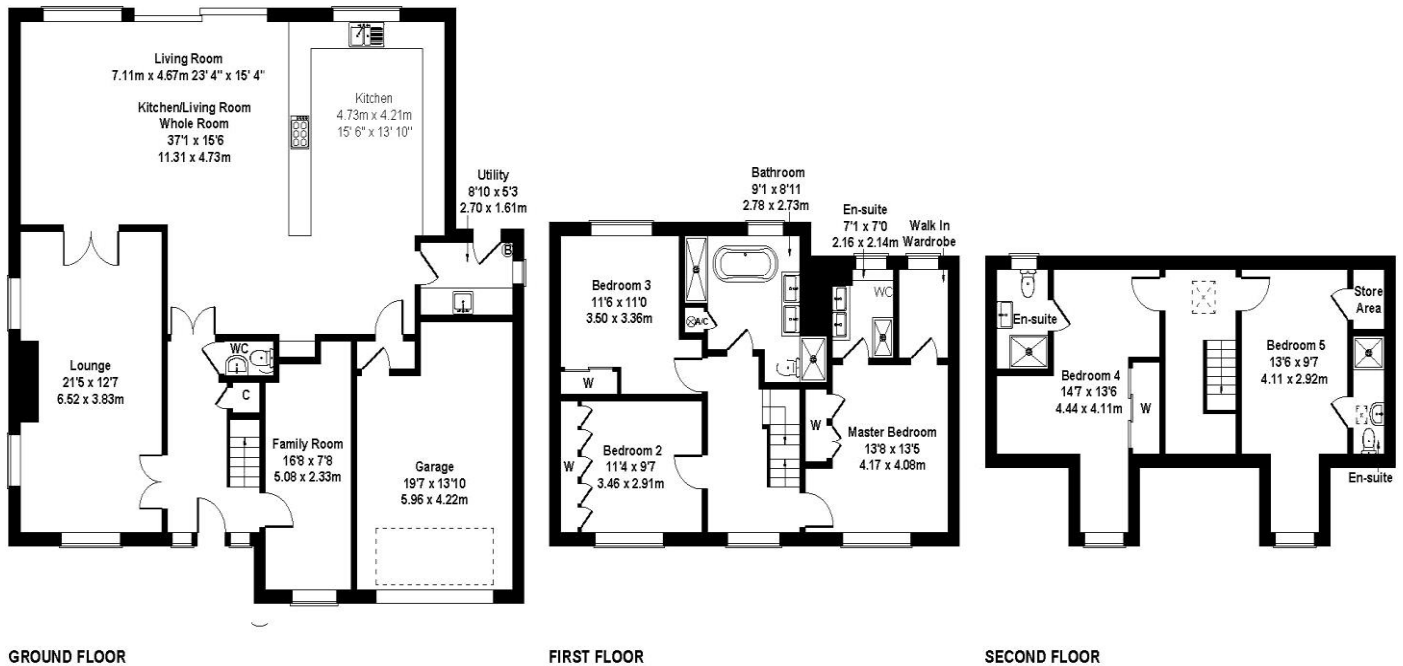
A 'Lusso Stone' fitted bathroom with Porcelanosa wall/floor tiles, underfloor heating and 'Hansgrohe' fittings. Double glazed frosted leaded light window to the rear, white suite comprising of a free standing oval bath with a mixer tap, a large walk-in Shower with shower screen, two vanity wash hand basins and a low flush WC. 'Megaflow' hot water tank.



FLOORPLAN

Newbery Close

Approximate Gross Internal Area
2842 sq ft - 264 sq m



Not to Scale. Produced by The Plan Portal 2024

Tiled surrounds and tiled flooring with underfloor heating, Airing Cupboard housing a large 'Megaflow' hot water tank.

SECOND FLOOR ACCOMMODATION

LANDING

Skylight double glazed window to the rear.

BEDROOM FOUR 14' 7" x 13' 6" (4.44m x 4.11m)

Double glazed leaded light window to the front and a double-glazed skylight window to the front. Range of built-in sliding door mirrored wardrobes, access to eaves storage to the rear which extends through to the fifth bedroom. Inset downlighter and double radiator. Door to:

ENSUITE

Double glazed skylight window to the rear, white suite with Porcelanosa wall/floor tiles, underfloor heating and stainless-steel fittings, comprising of a double size shower unit with shower screen, vanity wash hand basin and a low flush WC.

BEDROOM FIVE 13' 6" x 9' 7" (4.11m x 2.92m)

Double glazed leaded light window to the front, access to eaves storage, walk-in storage cupboard/wardrobe, inset downlighters and radiator. Door to:

ENSUITE

Double glazed skylight window to the front, tiled walls, enclosed shower cubicle with screen and a mixer shower fitting, pedestal wash hand basin and a low flush WC.

OUTSIDE

FRONT GARDEN

A totally secluded and private front garden with high hedging and tree lined borders. There is a central lawn with an impressive Fir Tree centrally positioned. The driveway has electric access gates and ample parking space for many vehicles if required. There is secure side access to the right of the house.

DOUBLE INTEGRAL GARAGE 19' 7" x 13' 10" (5.96m x 4.22m)

The garage has a door leading to the kitchen via a lobby, there is power and light and a newly installed Hormann Smart electric roller door.

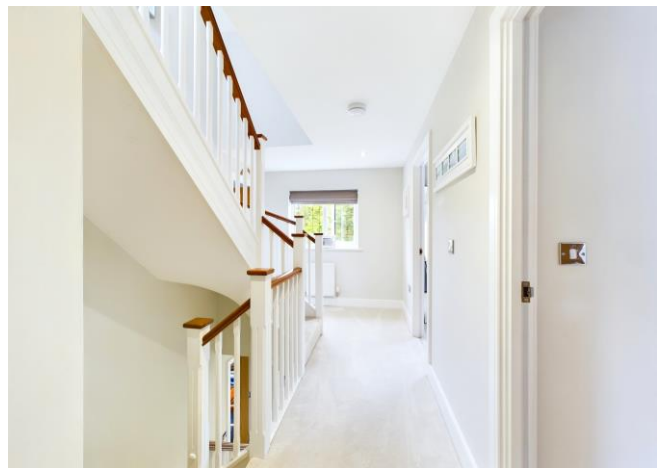
REAR GARDENS Impressive and secluded rear garden with a tiled patio extending to the whole width of the house and to one side as well as a seating area with a Pergola above. There are two Garden Storage Sheds to the left hand side of the house. The remaining garden has a large lawn area and a bamboo rear border shielding the house from the rear.

COMMUNAL GROUNDS & MEADOW To the rear of this Private Development there is a two-acre Meadow which sits within the Greenbelt and can be used by all the residents, it is not open to the public.

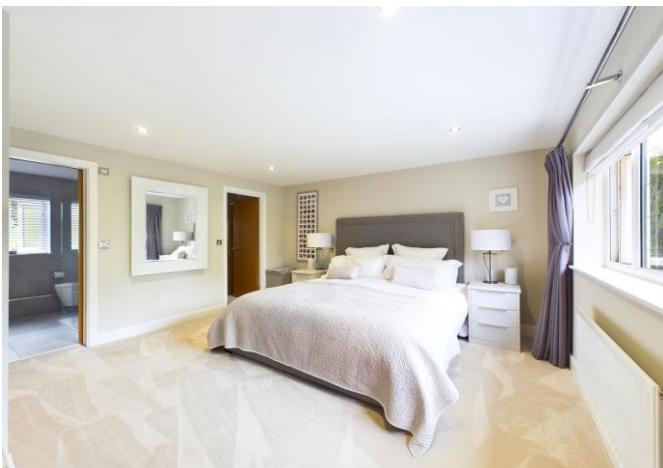
DEVELOPMENT MAINTENANCE CHARGE There is an annual maintenance charge to cover the maintenance of the Communal garden areas, lighting, road maintenance and the two acre 'Meadow' to the rear of all the properties. The current fee for 2024 - 2025 is £1,000 pa.

COUNCIL TAX The current Council Tax Band is 'G', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2023-2024>.

5/9/2024

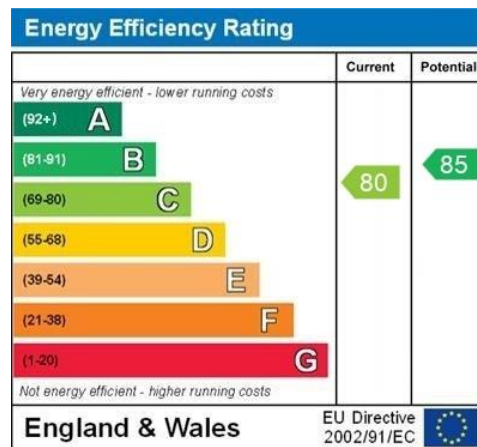


FIRST & SECOND FLOOR BEDROOMS, BATHROOM & ENSUITES





ENERGY PERFORMANCE CERTIFICATE (EPC)



WWW.EPC4U.COM

OUTSIDE PHOTOS



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.