



Kitchen Area



Living Room

A UNIQUE THREE DOUBLE BEDROOM PROPERTY WITH EXTENSIVE LEVEL SECLUDED GARDENS

INCLUDES A DETACHED CABIN, IDEAL SNUG/OFFICE FROM HOME

27' 3" x 15' 1" (8.30m x 4.59m) MAIN LIVING ROOM

27' 1" x 11' 9" (8.25m x 3.58m) OPEN PLAN KITCHEN/BREAKFAST ROOM/LIVING ROOM

MASTER BEDROOM WITH EN-SUITE BATHROOM & REAR FACING BALCONY

***DETACHED GARAGE WITH LARGE DRIVEWAY - GREAT LOCATION! ***

A UNIQUE AND IMMACULATLY PRESENTED AND MODERNISED PROPERTY set on a large level plot and located in a highly desirable residential road in Chaldon. There is an impressive Kitchen/Living Room and a large main Living Room both benefitting from a shared 'multi-fuel' Stove set into a large fireplace. On the ground floor there is a Utility Room, Third Double Bedroom and a Bathroom and separate Shower Room. The Master Bedroom with En-suite and second Bedroom, both with rear facing Balconies, are on the first floor. Outside there is a large, landscaped Garden with three Sheds and a detached Cabin with Kitchen, Living Area and a multi-fuel Stove. There is also a great size Garage 26' 1" x 10' 1" (7.94m x 3.07m) with a large Driveway. **A STUNNING PROPERTY, VIEWING RECOMMENDED!**

Heathway Chaldon Surrey CR3 5DL Asking Price: £925,000 Freehold



Living Room to Kitchen

DIRECTIONS

From Chaldon Road in Caterham, proceed straight over the mini roundabout at the junction of Coulsdon Road, take the third turning on the left into Roffes Lane and then the second right into Heathway, the property is on the right-hand side.

LOCATION

Chaldon is a delightful semi-rural area adjacent to Caterham. The location is ideal in many different ways, for the commuter there is a choice of railway stations at Caterham (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 five Supermarkets and many other High Street shops. 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 HALLWAY

Double glazed and panelled front door leading to both main Reception Rooms.

MAIN LIVING ROOM 27' 3" x 15' 1" (8.30m x 4.59m)

Double glazed window to front, double glazed sliding doors to the patio and the rear. Shared fireplace with multi-fuel wood burning 'stove'. The adjoining wall to the neighbour's property has been totally insulated for sound proofing. Two rolltop radiators.

KITCHEN/BREAKFAST ROOM / LIVING ROOM

27' 1" x 11' 9" (8.25m x 3.58m)

Kitchen/Breakfast Room: Double glazed window to the front. Range of modern wall and base units with matching worktops, double bowl stainless steel sink unit with mixer tap and cupboard underneath. Built in fridge, dishwasher, electric double oven and grill and microwave. Four ring gas hob with extractor fan above. Skylight window, large Central Island with cupboards and worktops incorporating a breakfast bar. Access to the rear via the stable door, separate door to the utility room, two rolltop radiators.

Living Room: Double glazed windows to the front. Living room has a wooden floor, and a door to the front lobby. Shared fireplace with multi-fuel wood burning 'Stove'. Rolltop radiator.

UTILITY ROOM 7' 6" x 8' 3" (2.28m x 2.51m)

Double glazed door to the rear patio. Modern wall and base units with matching work tops and tiled surrounds. Stainless steel sink unit with cupboard underneath. Plumbing and space for a washing machine, inset spotlights, wall mounted gas fired combination boiler (Worcester). Door to Shower Room and a separate door to the kitchen.

SHOWER ROOM 4' 11" x 6' 2" (1.50m x 1.88m)

Walk in shower with a mixer shower fitment and shower screen. Extractor fan, inset spotlights and vanity cupboard. Skylight window in the roof, large built in double storage cupboard. Door to:

INNER HALLWAY 5' 8" x 8' 0" (1.73m x 2.44m)

Door to ground floor Bedroom Three. Staircase to the first-floor landing. Door to the Kitchen/Living Room and door to the bathroom. Built in cupboard with electric fuse box.

BATHROOM 4' 11" x 6' 2" (1.50m x 1.88m)

Double glazed frosted window to the rear. Pedestal wash basin with cupboards underneath and tiled splash back and a mirrored vanity cupboard above, with shaving point. Low flush WC, panelled bath with



Kitchen to Living Room

tiled surrounds. Inset spotlighting, extractor fan. Roll top radiator with a chrome towel rail.

GROUND FLOOR BEDROOM

11' 9" plus recess x 9' 8" (3.58m x 2.94m)

Double glazed windows and door to the rear patio. Understairs Cupboard/Wardrobe, recess ideal for a desk unit. Roll top radiator, wood flooring.

FIRST FLOOR

FIRST FLOOR LANDING 6' 4" x 3' 3" (1.93m x 0.99m)

Skylight window over the staircase, wood flooring. Walk in large storage loft (ideal clothes drying area) with extractor fan. Further walk-in storage room.

MASTER BEDROOM 18' 5" x 9' 8" (5.61m x 2.94m)

Double glazed window to the rear with double glazed sliding doors on to a Balcony overlooking the rear garden. Large built in mirror fronted double wardrobes. Wood flooring and rolltop radiator. Door to:

ENSUITE BATHROOM 11' 0" x 7' 0" (3.35m x 2.13m)

Double glazed skylight to the front aspect. Modern suite comprising of a panelled bath with central positioned mixer tap, a large walk-in shower with door and a 'Triton' electric shower fitting. Pedestal wash hand basin Low flush WC and tiled surrounds. Inset spotlights, shaver point and extractor fan.

BEDROOM TWO 13' 4" x 10' 8" (4.06m x 3.25m)

Double glazed sliding doors to the rear facing Balcony overlooking the garden. Built in double wardrobe with sliding mirror doors. Rolltop radiator and wooden flooring. An open doorway leads to a Dressing Room area with a storage cupboard and a skylight window to the front.



Kitchen Area



Main Living Room



Main Living Room



Main Living Room

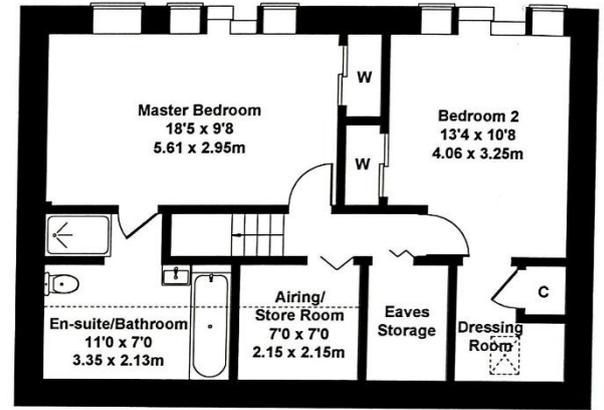
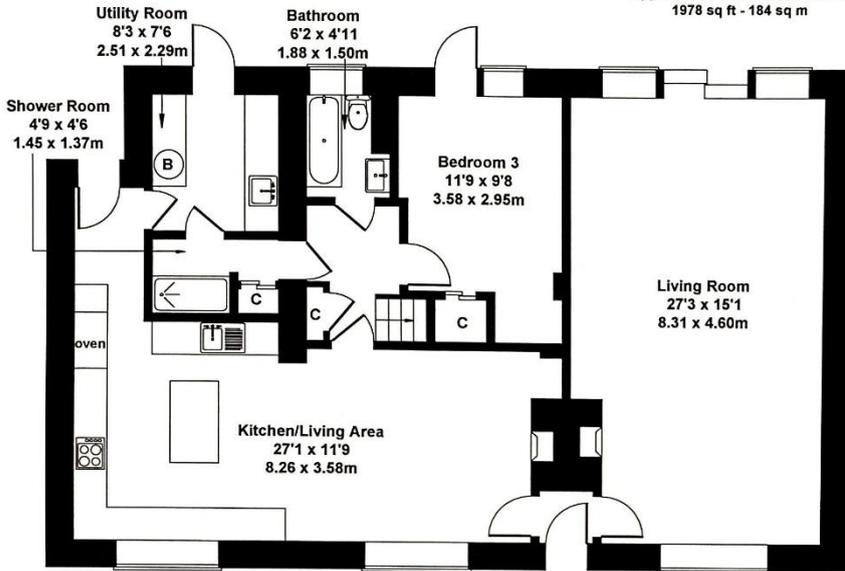


Bedroom One

FLOORPLAN

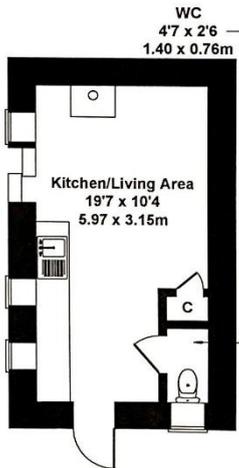
Heathway

Approximate Gross Internal Area
1978 sq ft - 184 sq m



GROUND FLOOR

FIRST FLOOR



CABIN



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

OUTSIDE

LARGE GARAGE & DRIVEWAY

26' 1" x 10' 1" (7.94m x 3.07m)

There is a large Garage with an electric roller access door. Double glazed window to the rear. Power and light and a door to the garden. The Garage is approached by a long and wide driveway with ample off-road parking space. There is a covered patio area to the side of the Garage which includes a large log store to feed the two Multi-fuel Stoves in the Living Rooms and Cabin. In the driveway by the gate there is a covered single carport and gate access to the enclosed front Garden. Next to the Garage there are double width Gates which open onto the rear Patio and an access door into the Kitchen area.

FRONT GARDEN

Fully enclosed and private front Garden with high hedges to the front and sides. There is a front gate and path leading to the front door.

REAR GARDENS

Stunning level rear Gardens with a large rear Patio and paths leading to the Garage, Detached Cabin and three Timber Sheds. There is also a covered seating area adjacent to the Patio which is ideal for 'Outdoor Entertaining'. The garden is mainly laid to lawn with hedgerow surrounds and flowerbeds.

DETACHED CABIN 19' 7" x 10' 4" (5.96m x 3.15m)

Fully insulated cabin. Featuring two double-glazed windows to the side and double-glazed sliding doors to the patio. The Kitchen area has base units with a worktop and tiled splash backs and a two-ring hob. Single bowl stainless steel sink unit with cupboard underneath and a pull-out spray mixer faucet tap with hot and cold water. Space for an undercounter fridge. To the far end of the Cabin there is a floor mounted multi-fuel stove which is to remain, TV and internet point, power and light plus mains drainage and tiled flooring. Door to a Cloakroom with a double-glazed frosted window to the front, low flush WC and a wall hung cabinet.

COUNCIL TAX

The current Council Tax Band is 'E', 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-2025-2026> .

30/7/2025





Bathroom



Utility Room



Multi-Fuel Stove



Multi-Fuel Stove



Cabin/Home Office



Open Plan Seating Area / Kitchen



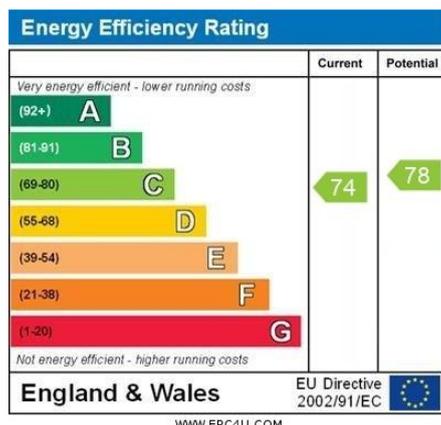
Open Plan Seating Area / Kitchen



Seating Area & Stove



ENERGY PERFORMANCE CERTIFICATE (EPC)



DATA PROTECTION ACT 1998

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PA. Jones Property Solutions, Residential Sales & Lettings
77-79 High Street, Caterham, Surrey CR3 5UF
Sales: 01883 348035 Lettings: 01883 343355 Email: info@pajonespropsolutions.co.uk
www.pajonespropsolutions.co.uk