



RAYNERS  
TOWN & COUNTRY

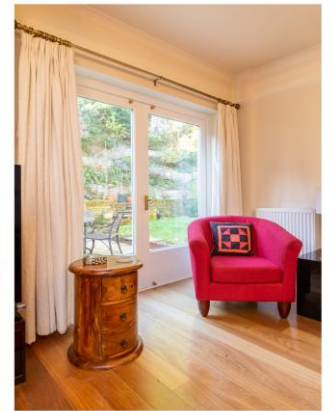
PORTLEY WOOD ROAD  
WHYTELEAFE, SURREY, CR3 0BQ

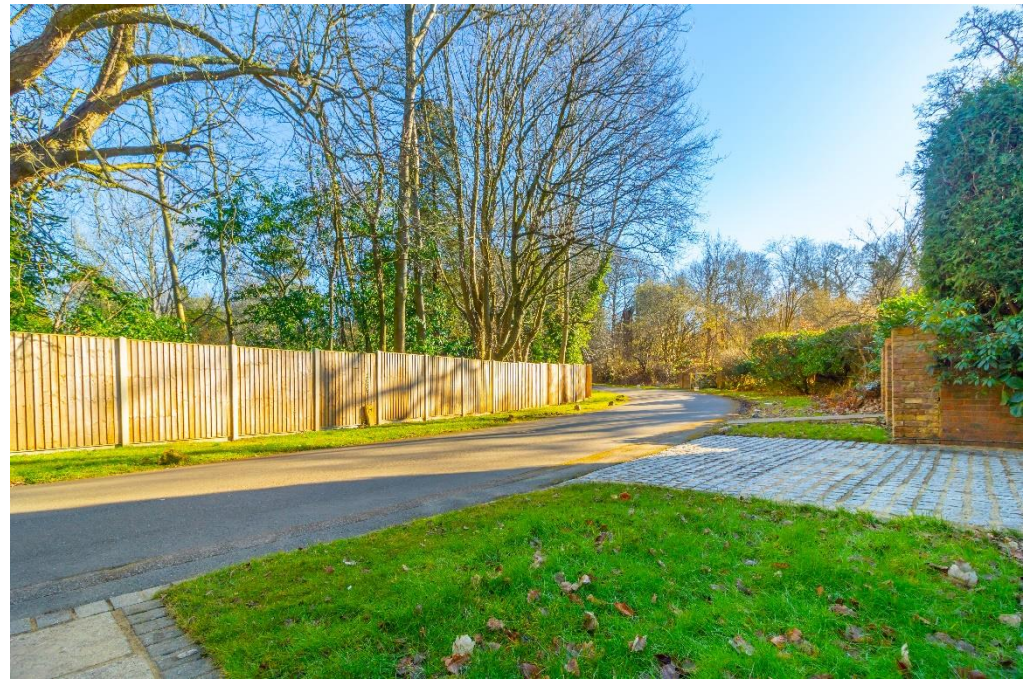
# GRESHAM COTTAGE, 9A PORTLEY WOOD ROAD

OIEO of £990,000

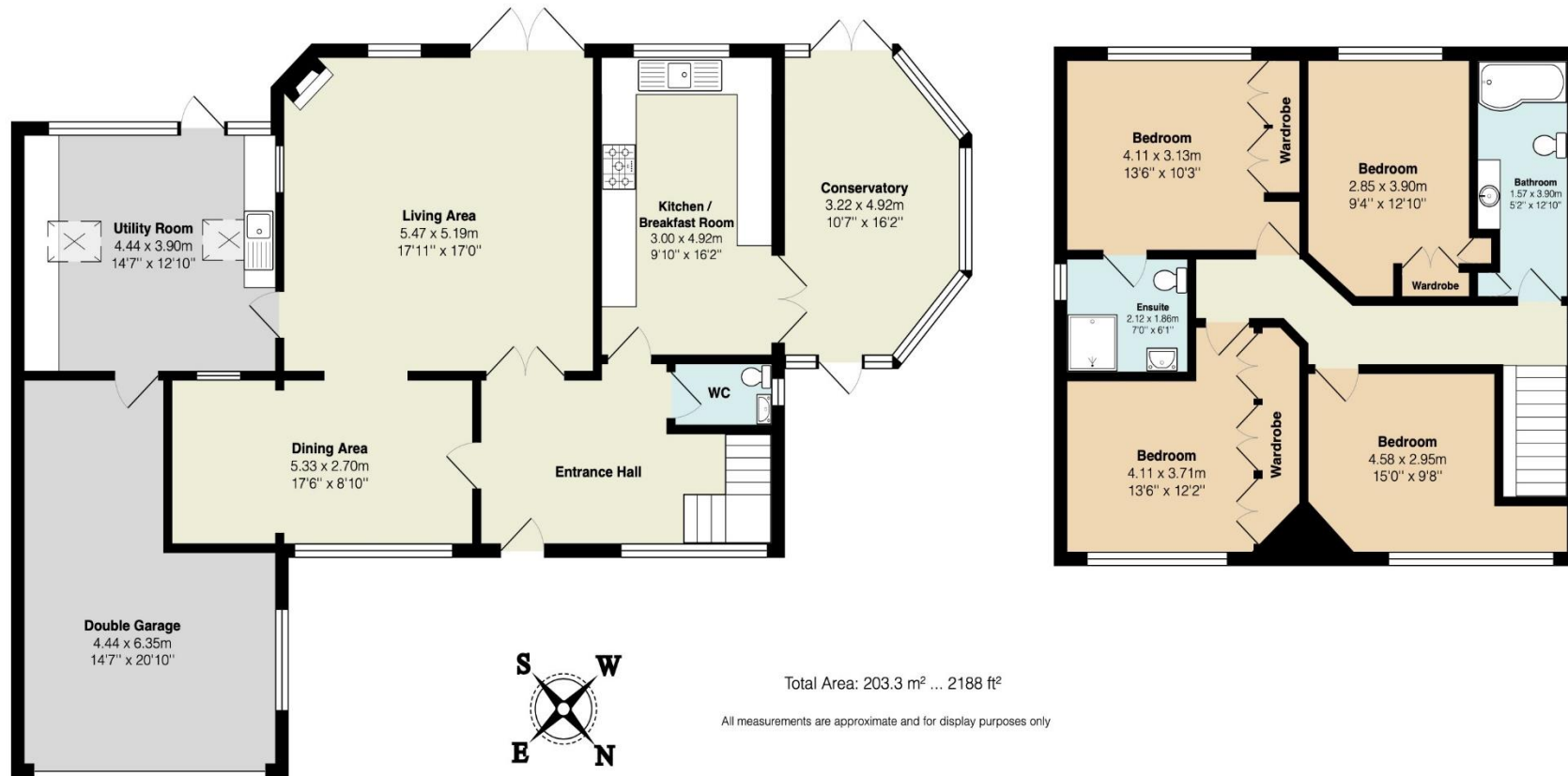
A most desirable detached home situated within a tranquil, private road adjoining Manor Park. Gresham Cottage was formerly a coach house which has been converted and extended over the years to create an utterly charming family home. In our opinion the house has a wonderful kerb appeal and the interior does not disappoint with its generously proportioned living accommodation. A particular feature is the conservatory which provides a wonderful space to enjoy the beautifully landscaped gardens. Whilst the property offers every modern convenience it has a real character cottage charm to it with features including a wood burning stove, leaded light windows and a vaulted ceiling in the utility/garden room. Caterham Town Centre is within 2 miles and has a wide range of shopping facilities. Excellent transport links include trains from Whyteleafe South station (0.7 miles) and Upper Warlingham (1.2 miles) and Junction 6 of the M25 (3.7 miles) There are excellent schools locally for all ages in both the private and public sector. Viewing is highly recommended.







9a Portley Wood Road



Tenure: Freehold Local Authority: Tandridge District Council

Council Tax Band: G

EPC Rating: D

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

[www.raynersproperties.com](http://www.raynersproperties.com)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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