

# Rayners

ESTATE AGENTS

**Caterham Office**

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**'TILLINGDOWN LODGE', TILLINGDOWN LANE, CATERHAM,  
SURREY, CR3 6RU.**



- 5 BEDROOMS
- ENTRANCE HALL
- SITTING ROOM (with open fireplace)
- DINING ROOM
- KITCHEN / BREAKFAST ROOM
- CLOACKROOM W/ W.C
- STUDY
- FAMILY BATHROOM
- ENSUITE DRESSING & SHOWER ROOMS
- ESTABLISHED LANDSCAPED GROUNDS OF APPROX 1.5 ACRES
- Paddock
- DETACHED GARAGE
- OFF STREET PARKING (multiple cars)

A beautifully presented 5 bedroom detached family home positioned on a substantial 1.5 acre plot. The property enjoys far reaching rural views over Caterham Valley and its Green Belt surroundings.

This property is a true credit to its current owners, presented in immaculate condition and maximising the properties character and charm.

**Early viewing highly recommended to avoid disappointment.**

**GUIDE PRICE: £875,000 (F/H)**





**Situation**

Caterham Valley town centre is less than a mile away, providing a railway station with regular commuter services to Croydon & London, supermarkets (Waitrose & Morrisons), shops, restaurants, and sporting and social amenities. The nearby towns of Oxted & Redhill are within a 6 mile radius, providing further shopping centres, amenities and main line stations.

J6 of the M25 orbital motorway is about 2 miles distant, giving easy access to Gatwick & Heathrow airports, the Channel Tunnel, the South Coast and the remainder of the motorway network. The area is well served for State & Independent Schools for all age groups and most notably the internationally renowned Caterham School is within ten minutes walking distance of this property.

**Accommodation**

**Ground Floor**

- Entrance Hall
- Kitchen / Breakfast Room
- Sitting Room
- Dining Room
- Study
- W.C.

**First floor**

- Landing
- Master Bedroom
- Dressing and Ensuite Shower Rooms
- Bedroom 2 (with access to the Dressing and Ensuite Shower Rooms)
- Bedroom 3
- Bedroom 4
- Bedroom 5
- Family Bathroom
- W.C.

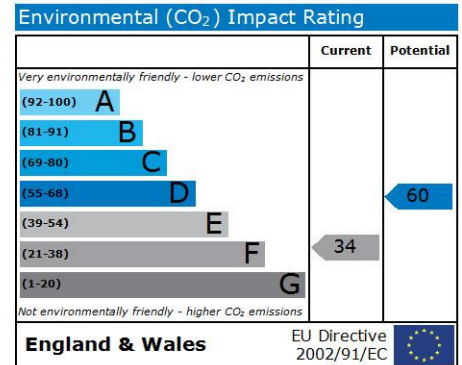
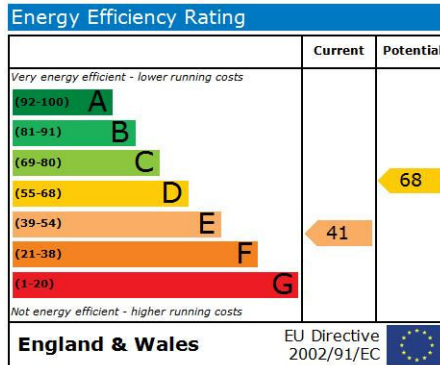
**NB: See floorplan for dimensions.**

**Local Authority**

Tandridge District Council – Band ‘G’

**Main Services**

Gas, electricity, drainage, water



**Agents Notes**

The Agents wish to inform prospective purchasers that these Sales Particulars have been prepared as a general guide only. We have not carried out a detailed survey of the building described nor tested the services, appliances nor specific fittings. Room sizes are approximate and measurements may have been rounded up or down for convenience and are in general taken between internal wall surfaces and might therefore include cupboards/shelves etc. and accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the Vendor unless specifically itemised within these particulars.

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## Additional Information

### Ground Floor

The **Entrance Hall** is entered via a fine oak front door. Giving access to all ground floor rooms to include Sitting Room, Dining Room, Kitchen Breakfast Room, Cloakroom with WC, Study. The hall boasts an ornamental solid fuel heater, stairs to 1<sup>st</sup> floor landing, under stairs storage housing meters.

The **Sitting Room** is deceptively spacious and light with a triple aspect and beautiful marble open fireplace which is a true centre piece of the room.

The **Dining Room** is double aspect with access out to the terrace and rear garden.

The **Kitchen/Breakfast Room** has a range of white laminated base and eye level units including drawers, matching work surfaces incorporating inset enameled sink unit with mixer and filtered water taps. Separate double electric oven and gas hob with extractor over. Plumbing and space for dishwasher, integrated appliances to include microwave and freezer. Washing machine located in utility. Further storage cupboard housing recently installed Worcester boiler. Stable style door to rear garden.

The **Study** again is double aspect with spot lights inset.

### First Floor

The 1<sup>st</sup> floor landing gives access to the loft with pull down ladder, lighting and velux window.

Accommodation comprises of three double bedrooms and two generous singles. The family bathroom has a three piece suite comprising of panel bath with mixer taps, enclosed shower cubicle and power shower, wash hand basin set in vanity and cupboard below. The toilet is separate with low level WC.

The **Master Bedroom** has double doors out to a **private balcony** with stunning green belt views. A range of fitted wardrobes are provided along with shelving and matching drawers. Access to **Dressing and Ensuite Shower Room** which offers a range of fitted wardrobes and separate WC. The shower room has an impressive double width shower with steam room facility and two seats. The wash hand basin is set in a vanity unit with a variety of storage below. Features to include Waterproof speakers connected to music system and heated marble floor.

Bedroom two also enjoys access to the Dressing and Ensuite Shower Rooms and a bay window with private front aspect. Bedroom three is currently used as a study however would make for another double bedroom sharing the fantastic rural views.

### Outside

The vendor has informed us that the stunning plot totals approximately one and a half acres and enjoys a westerly aspect.

The property is approached by a block paved driveway providing parking for numerous cars which leads down to the detached garage with electric up and over door. There is power and lighting inside and can be accessed to the side as well.

The majority of the land is to the rear of the property and comprises lawn with separate paddock, shrub and wooded areas.

A substantial paved patio is present across the rear elevation of the property to take full advantage of the surrounding views.

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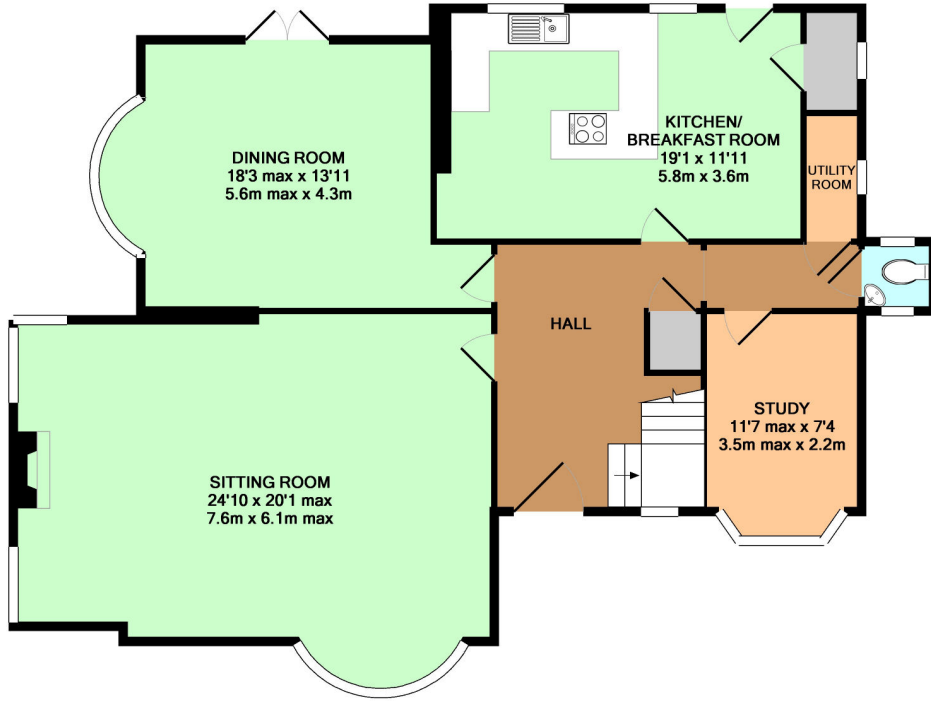
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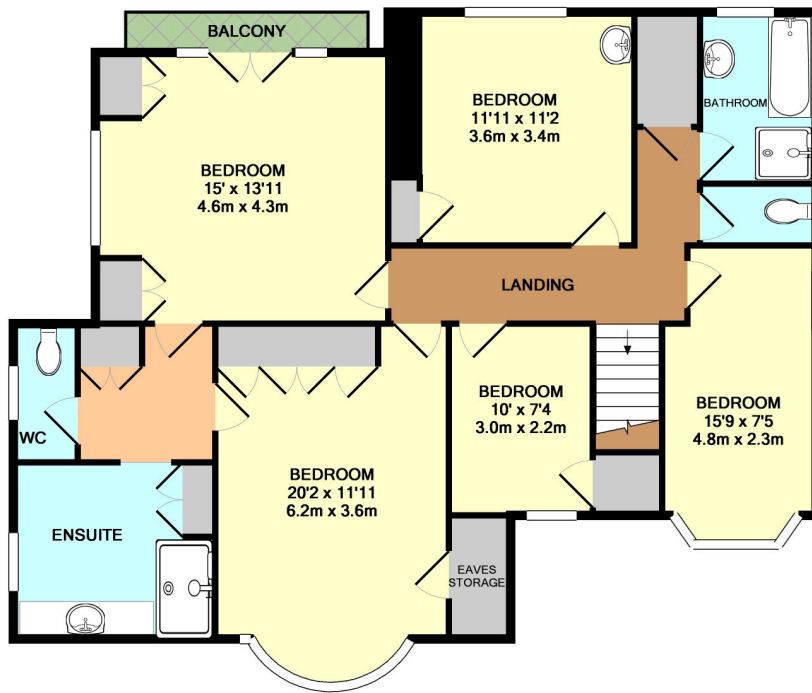
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GROUND FLOOR  
APPROX. FLOOR  
AREA 1228 SQ.FT.  
(114.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1166 SQ.FT.  
(108.3 SQ.M.)