

Hamptons

INTERNATIONAL



Tupwood Lane, Caterham, CR3

5  4  3 

GUIDE PRICE

£1,150,000

(£1,150,000)

Property details



Key features

- **Double Fronted Detached Home**
- **Five Bedrooms**
- **Four Bathrooms**
- **Garage & Driveway**
- **Annex Use.**

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Description

An attractive five bedroom detached residence occupying a well established plot offering good sized family accommodation and ample off street parking plus integral garage. Situated on a private road serving just two homes and set back from Tupwood Lane, this impressive double-fronted family residence dates back to circa 1930 and has been extensively extended over the years. The property now offers in excess of 2,700 sq ft of versatile living accommodation. The light and spacious ground floor provides a wealth of flexible family space and currently allows for both internal and external annex use. To the extended side of the house is an open-plan kitchen/family room, the kitchen is fitted with bespoke handmade solid wood units and granite worktops, with steps leading down to a striking living room featuring high ceilings, a log burner and double doors opening onto the secluded rear garden. The original part of the house offers two further reception rooms—a dining room and a snug—along with a conservatory providing access to the side garden. These rooms are currently configured as an external annex but retain integral access from the generous central hallway. (The annex can be perfectly suited for disabled or elderly due to level access and wet room.) Completing the ground floor are a utility room, boot room, shower room, downstairs WC and a large porch. A bifurcated staircase rises from the hallway to the first floor, where five well-proportioned bedrooms provide flexible accommodation for a growing family. The principal bedroom benefits from fitted wardrobes, floor-to-ceiling bay windows with stunning valley views, and a four-piece en-suite bathroom. There are four additional double bedrooms, one of which also features a newly fitted en-suite shower room, along with a spacious three-piece family bathroom completing the first floor. Outside, the well-established lawned rear garden is beautifully stocked with a variety of mature plants, trees and shrubs. It features multiple paved patio areas ideal for outdoor dining and BBQs, a raised decked area to the side creating a perfect sun trap, a central covered wooden pergola, all creating excellent spaces for entertaining, and a side gate providing access to the front of the property. Situation: Tupwood Lane is a popular residential road which leads to the spectacular open countryside of the Surrey Hills and yet is within easy access of Caterham town centre, station and schools, including the desired private Caterham School. Caterham offers a wide range of shops, cafes and restaurants, a Waitrose and Morrisons supermarket. The M25 is easily accessible at Junction 6 which is approximately 2 miles away. TRAIN SERVICES: Caterham Station provides direct services to London in about 40 minutes. Property Ref Number: HAM-62152











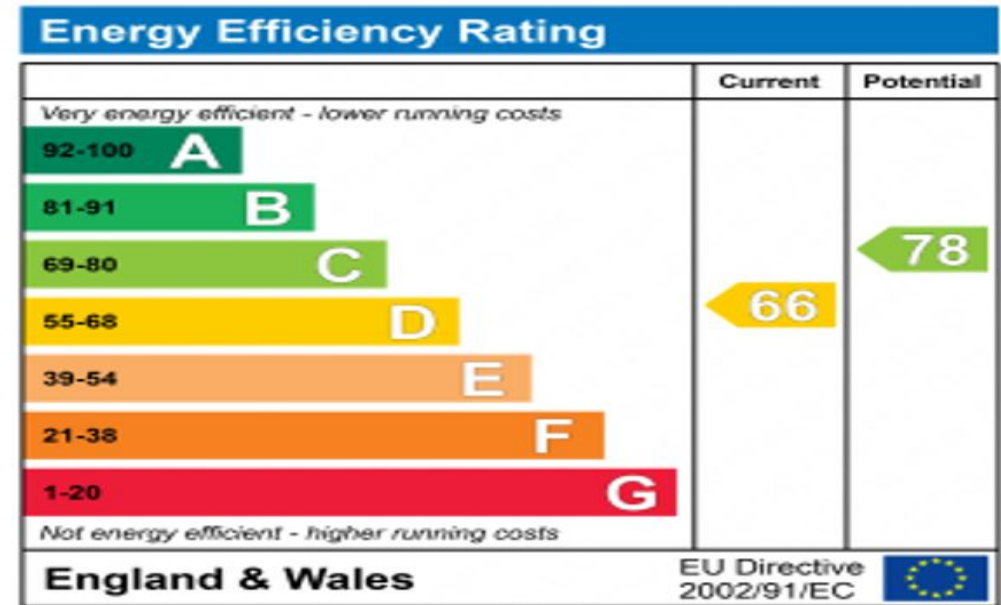












Floor plan

Approximate Area = 2527 sq ft / 234.7 sq m
Garage = 252 sq ft / 23.4 sq m
Total = 2779 sq ft / 258.1 sq m
For identification only - Not to scale



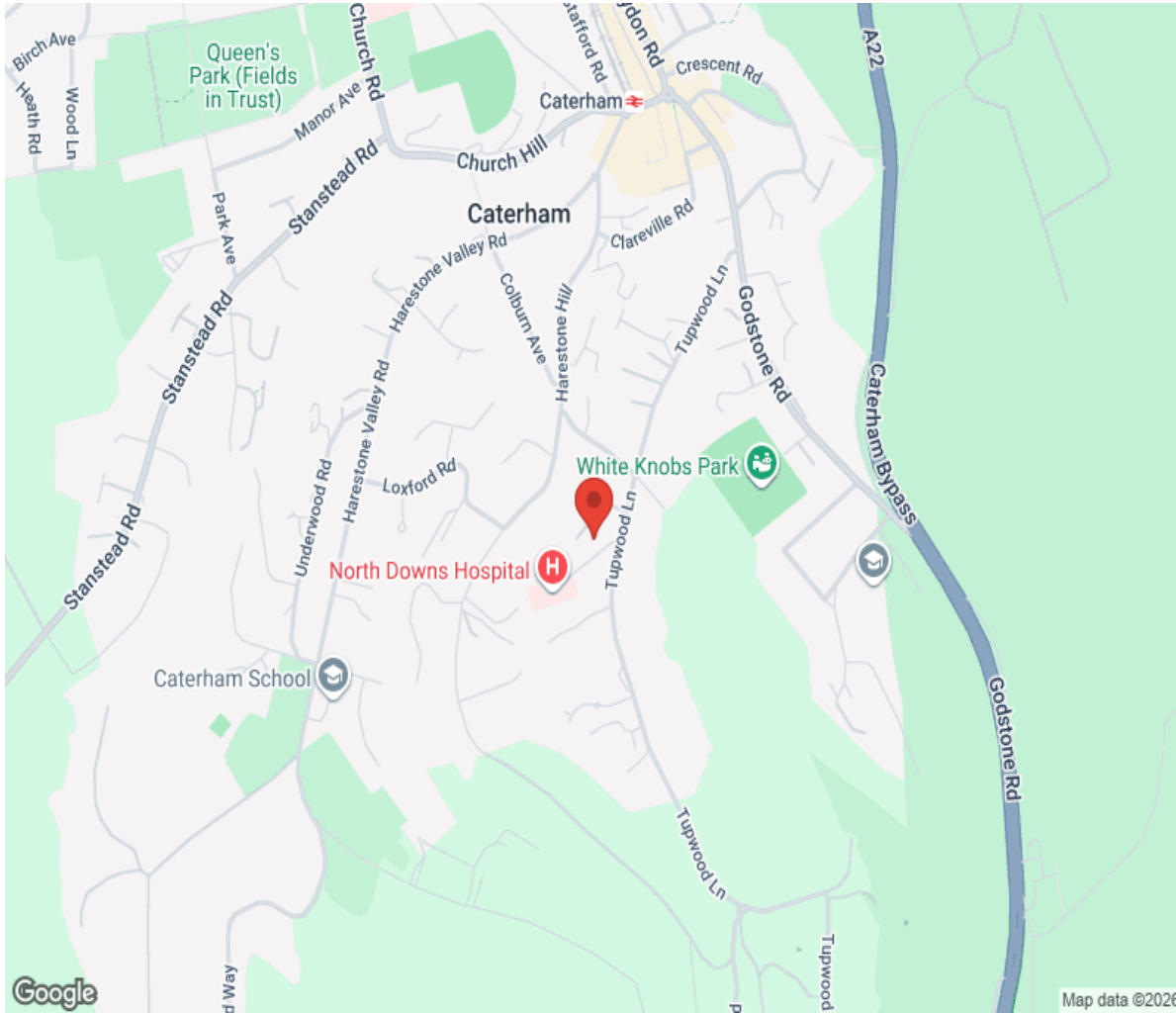
Legend
- - - - - = Reduced headroom below 1.9m



Living and Dining Room currently used as Annex space.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

Location



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