

Hamptons

INTERNATIONAL



The Robins, Caterham, CR3

5  4  2 

OFFERS IN EXCESS OF

£1,300,000

(£1,300,000)

Property details



Key features

- **Detached House**
- **Five bedrooms**
- **Gated Development**
- **Four bathrooms**
- **Private Garage**
- **EV Charger**
- **Open plan Kitchen diner**
- **Utility Room**
- **Living room**
- **Study**

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Description

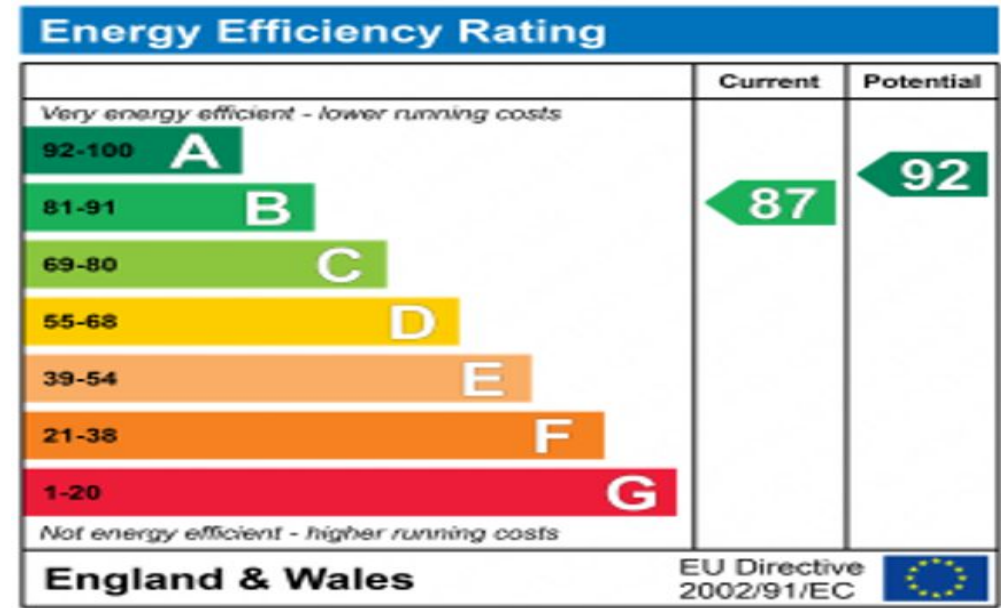
A stunning detached five bedroom three bathroom home situated in a private gated cul de sac within easy reach of all the local amenities that Caterham has to offer. This impressive modern five-bedroom detached family home forms part of an exclusive private development. Nestled at the heart of this small and select setting, the property is one of just seven thoughtfully designed and complementary homes, creating an enviable sense of privacy and community. Extending to over 2,000 SQFT and arranged across three floors, The Robins offers superbly proportioned accommodation perfectly suited to modern family living. The ground floor opens into a welcoming entrance hall, leading through to a generous main lounge, a separate study ideal for home working, a downstairs WC, and a stunning open-plan kitchen/dining room. This excellent family space is designed very much with modern lifestyles in mind, featuring bi-folding doors that open directly onto the patio and private rear garden, creating a seamless connection between indoor and outdoor living. The first-floor hosts three well-proportioned double bedrooms, all of which benefit from their own en-suite facilities. The principal bedroom is particularly impressive, enjoying a luxurious four-piece en-suite bathroom complete with a freestanding bath, adding a real touch of elegance. The top floor continues the theme of generous accommodation, offering two further spacious double bedrooms and a stylish family bathroom, making it an ideal layout for larger families, guests or older children seeking their own space. Still within its build warranty, The Robins was constructed to a high specification and completed approximately two years ago. Since then, the current owners have further enhanced the property with carefully considered upgrades, including bespoke built-in storage to each room, helping to maximise both practicality and presentation throughout. Outside a thoughtfully designed exterior combining brickwork and fencing boundaries, complemented by external lighting. The property is constructed using Imperial handmade bricks, enhanced by a blend of hung tiles, Hardie weatherboard and a traditional clay tile roof. Leaded UPVC windows add character, while aluminium bi-fold doors open seamlessly onto the rear garden. Both front and rear gardens are laid to lawn, with Indian sandstone used for the driveway for two cars, pathways and rear patio, creating a cohesive and high-quality finish throughout. Set within a private, gated development, the property also benefits from garages fitted with painted aluminium sectional doors and high-security electric systems (Allugard 77). Dedicated electric vehicle charging capability is available, conveniently accessible from the driveway. Situation Positioned in a discreet and highly sought-after setting, The Robins is tucked just off Harestone Drive, itself an early turning from Harestone Valley Road. The property forms part of an exclusive gated cul-de-sac of just seven similar homes, offering both privacy and a strong sense of community. Ideally located approximately 0.3 miles from Caterham town centre, residents enjoy convenient access to a wide range of shops, restaurants and amenities, along with direct rail services to London Victoria and London Bridge in around 45–50 minutes. The M25 (Junction 6) is also within easy reach, approximately 3 miles away, providing excellent links to both Gatwick and Heathrow airports. The area is particularly well served by a selection of highly regarded state and private schools, including Caterham School, which is located approximately 0.4 miles from the property. Property Ref Number: HAM-64061











Floor plan

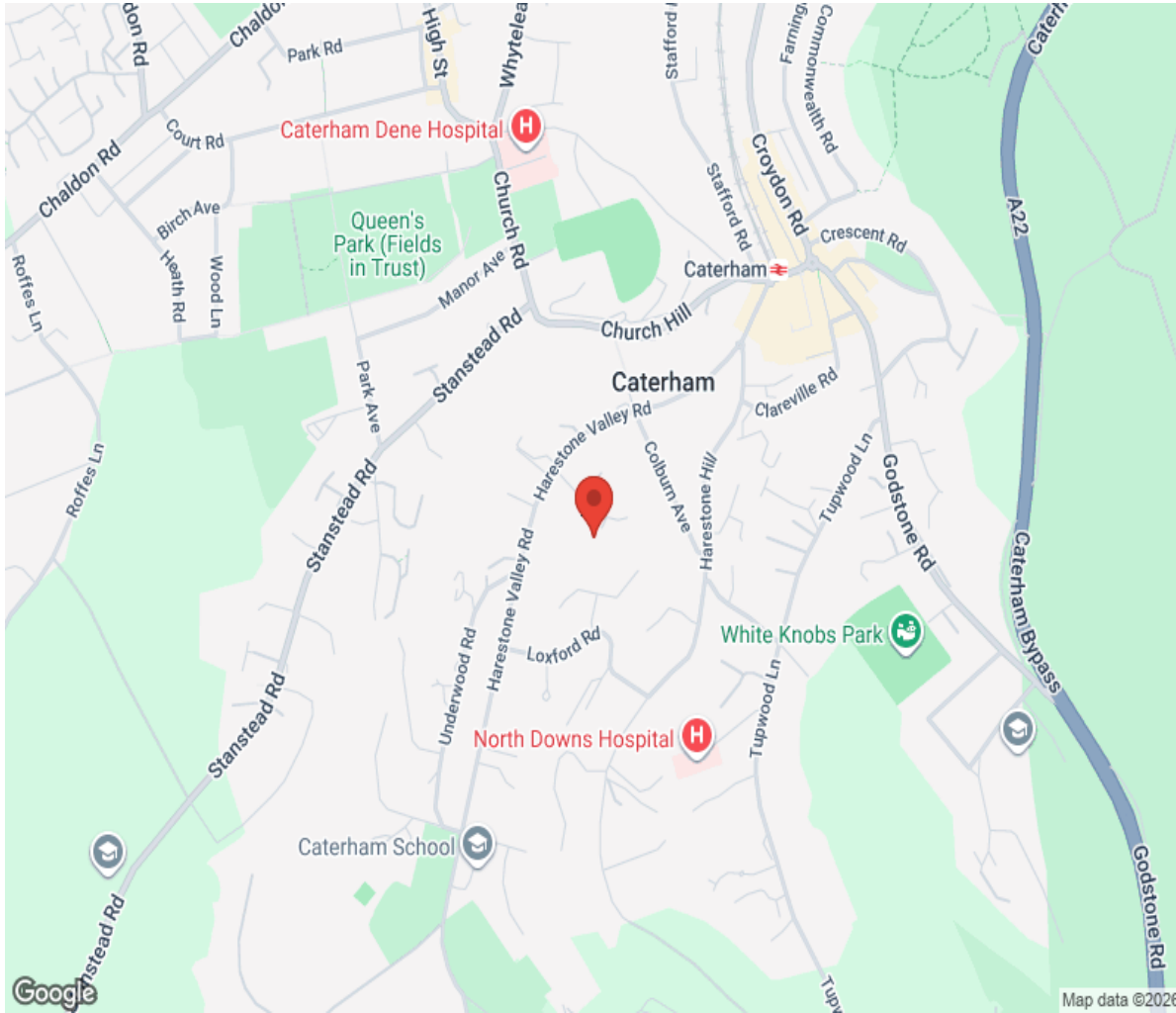
Approximate Area = 2371 sq ft / 220.2 sq m
Limited Use Area(s) = 21 sq ft / 1.9 sq m
Garage = 175 sq ft / 16.2 sq m
Total = 2567 sq ft / 238.3 sq m

For identification only - Not to scale



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

Location



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