

EPC:
Waiting

Rose Cottage, Waller Lane, Caterham, Surrey, CR3 5EA

Asking Price: £625,000

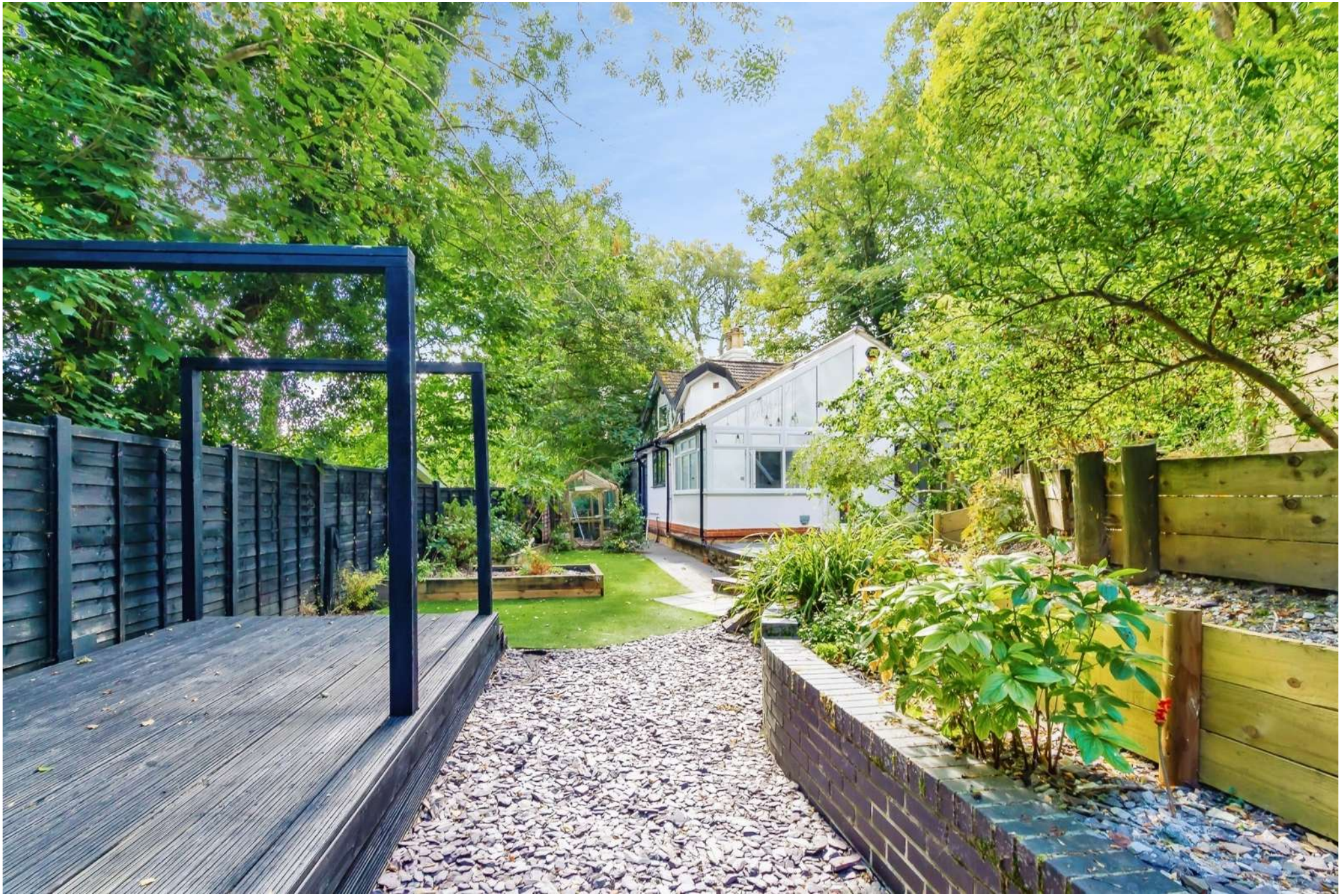
Bairstow eves



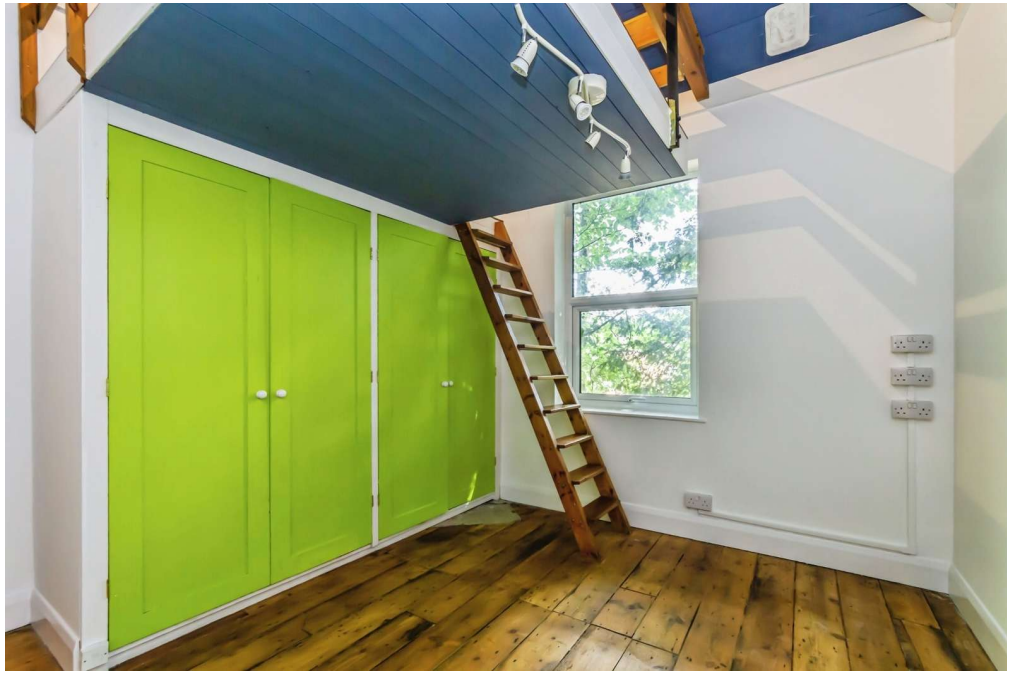












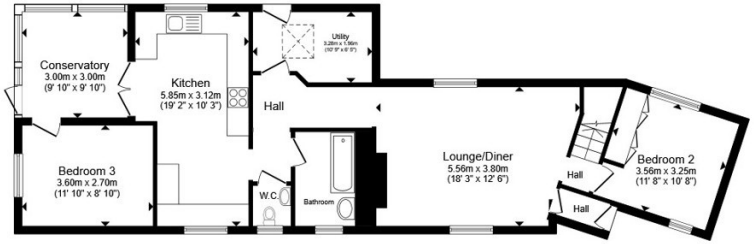
This unique detached cottage, built in 1856 features a wealth of character and charm. The property is set just a short walk from the heart of the town and station yet has the feeling of a country cottage. The adaptable accommodation is currently arranged with three bedrooms but could be configured to suit. From the lane, the front door opens into an entrance lobby that leading to the double aspect sitting room with log burner and wood flooring. From the sitting room there is an inner hallway with access to the large utility room which has a stable door to the garden and space for appliances. There is also a ground floor bathroom fitted with a modern suite with tiled floor and walls and a separate WC. The kitchen is at the heart of the property and is again double aspect with a range of units including an integrated dishwasher, a free standing range cooker as well as complimentary wood block worktops and tiled splash backs. French doors open into a conservatory/breakfast room which enjoys an open outlook over and access to the rear gardens.

The principal bedroom suite is accessed by stairs from the sitting room and is a double aspect room with built in wardrobes. A door leads through to the en-suite bathroom which features a modern three piece suite including bath and a large vanity unit. The second bedroom is on the ground floor and features a built-in, mezzanine bed with built-in wardrobes, stripped flooring and windows to the front and rear. The third bedroom is a double room accessed from the conservatory.

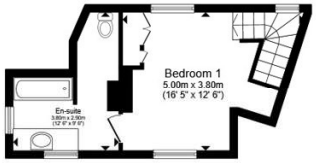
The outside space is a particular feature. The gardens run parallel to Waller Lane and an electric gate gives access to the off road parking area for several vehicles. Steps lead down to the gardens which feature a number of tiered borders and raised beds with established shrubs and trees providing a good level of privacy. There are two seating areas, a patio and a timber deck and an area of artificial grass. The garden also features a large studio/ garden office as well as a brick built garden store.

The property is situated in a tucked away position a short walk away from the bustling town centre and comprehensive facilities of Caterham Valley. Caterham offers a range of shops and supermarkets including a Waitrose, Lidl and Morrisons as well as a great selection of public houses, restaurants and coffee shops. There is an excellent choice of both state and private schools in the local area for children of all ages including the nearby, popular St. Johns School. Caterham station provides direct trains to both London Victoria and London Bridge via East Croydon and there are bus services to other local towns nearby. There are a number of golf clubs, Caterham Rugby Club, bowls and cricket clubs locally and the De Stafford Sports and Leisure centre offers a further range of facilities. The local area is surrounded by miles of open countryside including the Surrey Hills, an Area of Outstanding Natural Beauty and the North Downs Way.

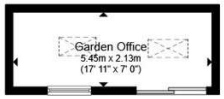
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor



Outbuilding

Total floor area 125.5 m² (1,351 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Bairstow eves







Council Tax Band: **E**

Tenure: **Freehold**

Viewing by appointment

T: 01883 349114
E: caterham@bairstowevescountrywide.co.uk
9-11 Station Avenue, Caterham, Surrey, CR3 6LB

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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