



STAFFORD ROAD

Caterham, CR3





# DETACHED MEDITERRANEAN STYLE PROPERTY

Architect-designed 2,700+ sq ft home built in 2004 with exposed beams, Roman-style pool, courtyard garden, versatile living spaces and unique features with integrated double garage which could now benefit from some updating to realise its full potential.



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Local Authority: Tandridge District Council

Council Tax band: G

Tenure: Freehold





## ACCOMMODATION

The full-height entrance hall showcases exposed wood beams and a gallery library beyond. Arched windows at either end flood the space with natural light, highlighting antique brickwork and oak flooring.

On the first floor, the sitting/dining room features a vaulted ceiling, complemented by a brick fireplace. The dining area sits adjacent to the kitchen fitted with limed oak cabinetry and a peninsula breakfast bar. Adjacent is the laundry room. Also on the first floor is an art studio, offering potential to convert into a bedroom, with generous eaves storage. A family bathroom and galleried library completes this level.

The ground floor comprises an L-shaped family/sunroom opening to the lower rear terrace. The triple-aspect principal bedroom includes fitted wardrobes, en suite and patio doors leading to the front terrace. Four additional bedrooms, two with fitted wardrobes, a study, and a further bathroom complete the accommodation.



















## OUTSIDE & LOCATION

The south-west facing rear garden features a Roman-style pool surrounded by stone balustrades and palm trees creating a Mediterranean ambience. Alongside is a covered terrace with a summer kitchen area offering a perfect entertaining space. Steps lead to an upper deck featuring a Thai-style boxing gym and a Yurt/Music room. To the front, there is an additional terrace and a block-paved driveway provides parking for two cars in front of a double garage.

Caterham is situated on the North Downs offering a tranquil escape with rolling Surrey countryside, beautiful woods, and rural charm. Caterham High Street has a good selection of shops, restaurants, cafes and Waitrose Supermarket.

Transport links are excellent with Junction 6 of the M25 2.9 miles to the south, giving access to the national motorway network, the international airports of Gatwick and Heathrow and the South Coast.

There are a number of highly regarded state and independent schools within the vicinity, including Woldingham School, Aberdour Preparatory School, St John's School, St Bede's School, Queen Alexandra and Albert School, The Hawthorns, Reigate Grammar and Caterham School.



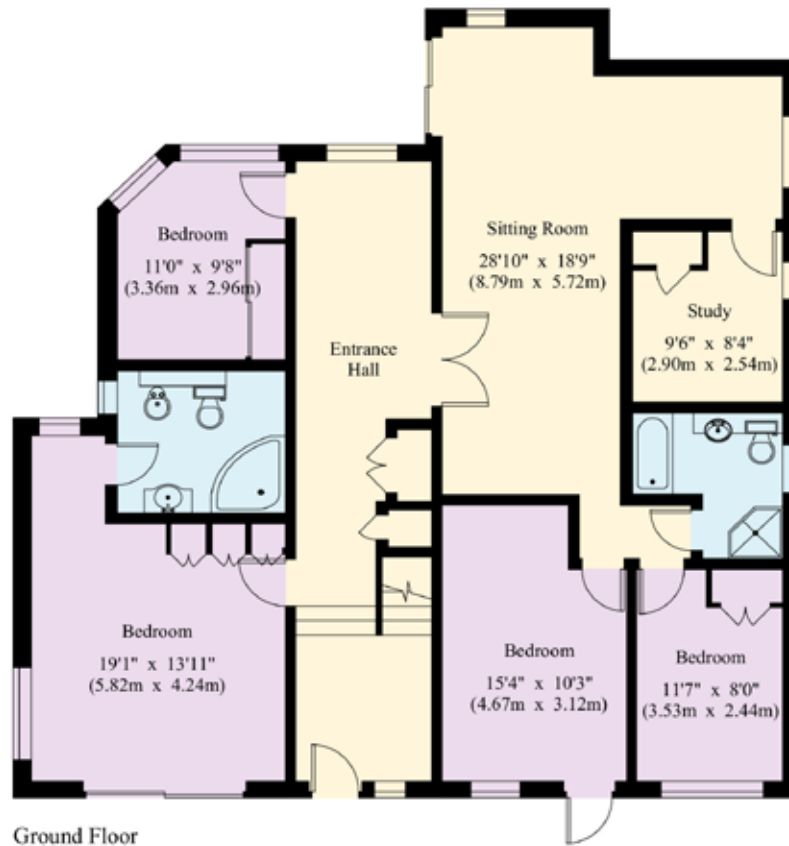




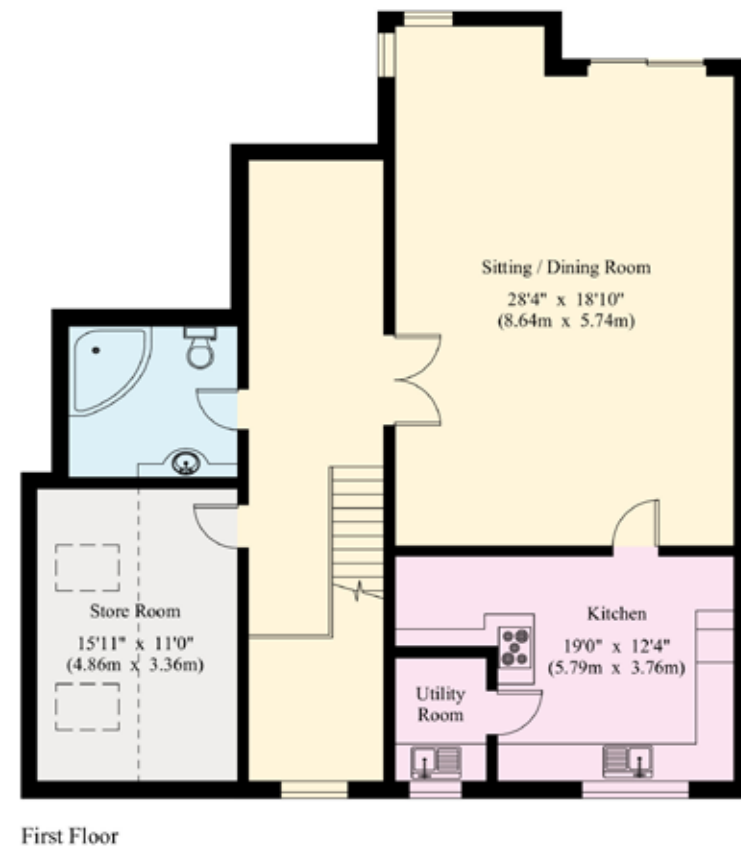


53 Stafford Road

Gross Internal Area : 254.1 sq.m (2736 sq.ft.)



Ground Floor



First Floor



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Approximate Gross Internal Area = 254.1 sq m / 2736 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





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