

# FOLKLANDS

BEECH GROVE, CATERHAM  
GUIDE PRICE £1,350,000





















# Mayfield

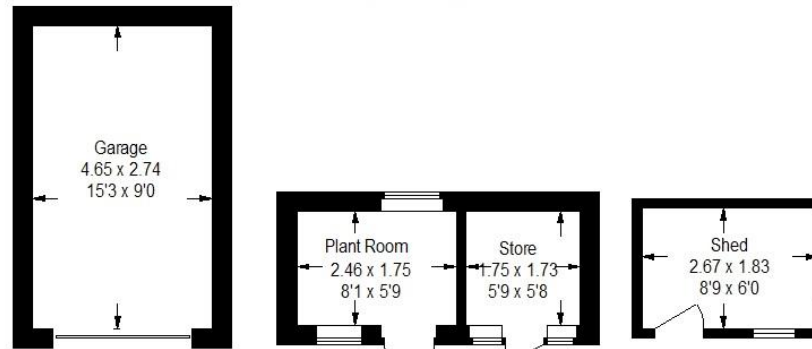
Approximate Gross Internal Area = 239.5 sq m / 2578 sq ft

Garage = 13.0 sq m / 140 sq ft

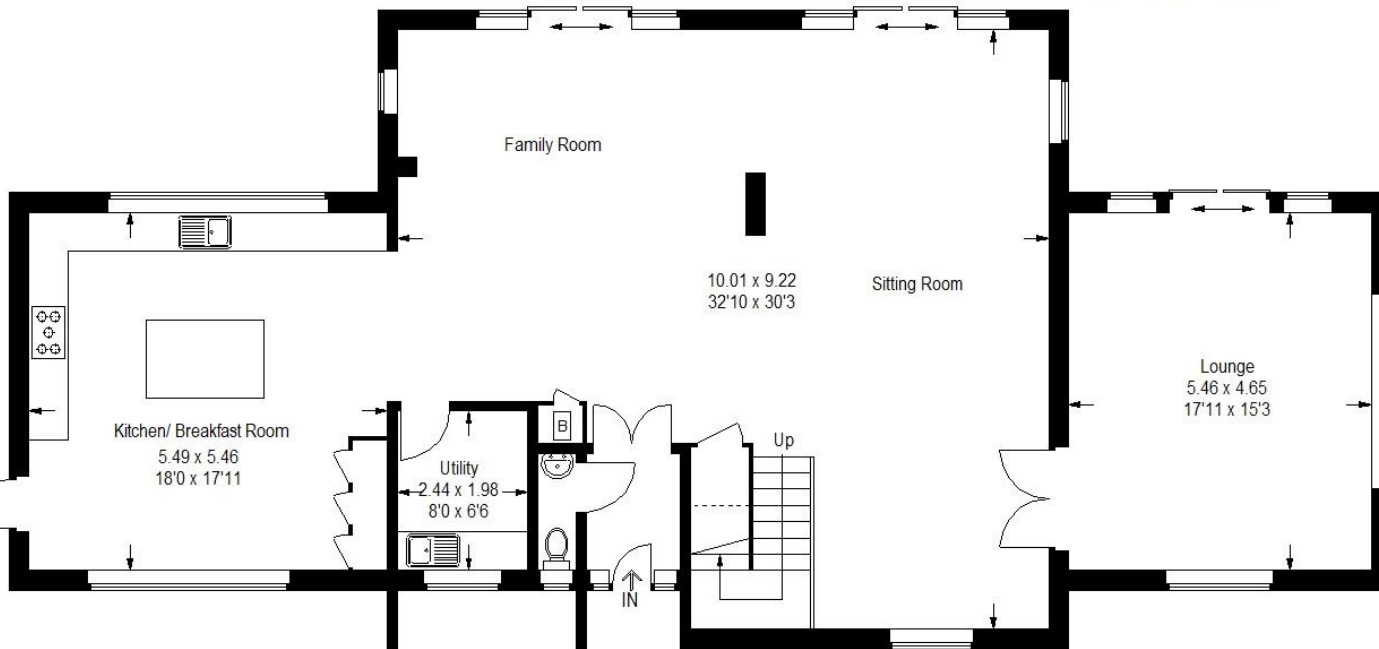
Shed = 5.0 sq m / 54 sq ft

Pool Room / Store = 7.9 sq m / 85 sq ft

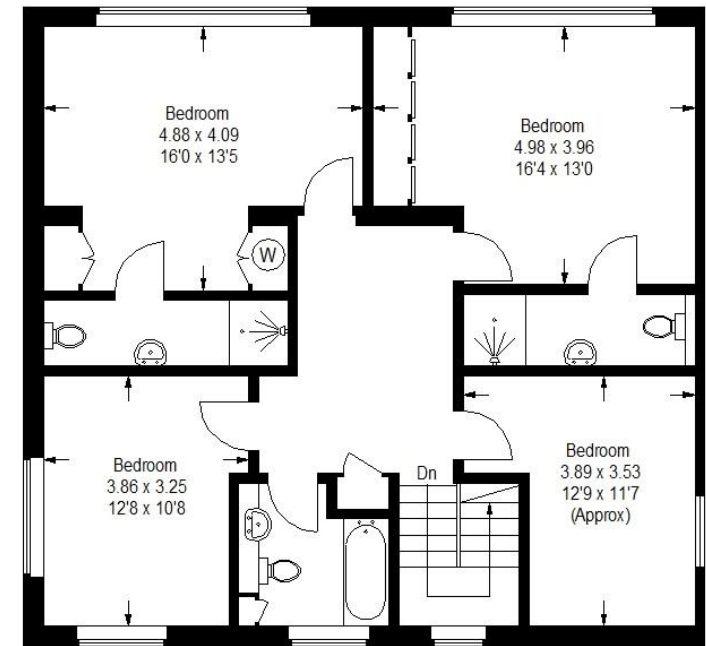
Total = 265.4 sq m / 2857 sq ft



(Not Shown In Actual Location / Orientation)



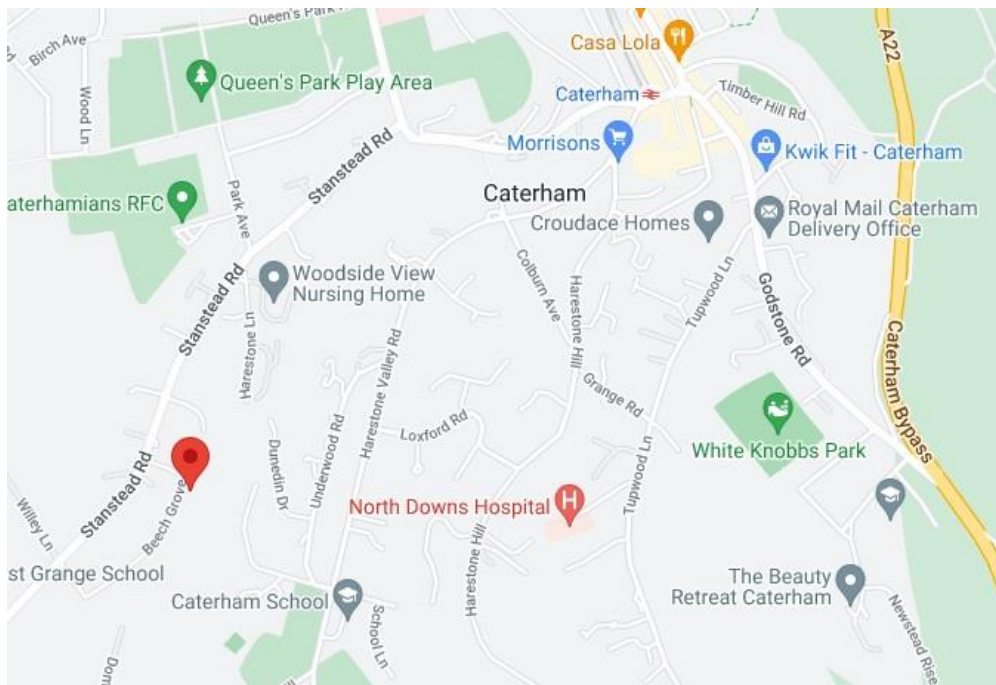
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1070706)

- ❖ FOUR DOUBLE BEDROOM DETACHED HOUSE
- ❖ LARGE PLOT WITH OVER 2.5 ACRES
- ❖ HEATED SWIMMING POOL & SUBSTANTIAL SUN TERRACE
- ❖ NEWLY RENOVATED IN 2021 - SUPERBLY PRESENTED THROUGHOUT
- ❖ SOUTHERLY FACING WITH PANORAMIC VIEWS
- ❖ EXTENSIVE LIVING SPACE
- ❖ UTILITY ROOM & DOWNSTAIRS WC
- ❖ EXCELLENT CHOICE OF LOCAL SCHOOLS
- ❖ AMPLE OFF ROAD PARKING
- ❖ EPC EER E



A beautifully renovated four double bedroom house, situated within this tranquil setting, conveniently located only 0.8 miles from Caterham train station and within an easy reach of both junction 6 & 7 of the M25.

Having been entirely renovated in 2021, this bright & spacious home boasts well-proportioned rooms, it has an abundance of living space, and enjoys oversized windows, designed to maximise light and to take in the surrounding vista.

Additionally, the property features a separate utility room, a downstairs WC, and a beautiful sun-terrace that wraps across the back of the house. With an elevated position and a southerly aspect there are many fantastic views to enjoy.

The accommodation comprises four well-proportioned double bedrooms, a stylish family bathroom suite, two en-suite shower rooms (Each with large cubicles), a contemporary triple-aspect kitchen/ breakfast room with large island, a vast family room with separate lounge, dining & study spaces, and a further 17' x 15' triple-aspect living room.

To the front, the property features ample off-road parking at road level and there is a private driveway leading to further parking & the garage. With a plot that exceeds 2.5 acres, there is a large lawn and an abundance of woodland, making this a wonderful garden for children to play & explore. Notably, there is a heated L-shaped swimming pool with surrounding terrace, and a beautiful sun terrace that connects all of the living spaces, perfect for entertainment.

Furthermore, the property sits on the edge of open countryside, there are a number of local parks, and several nearby golf courses. Families will have an excellent choice of local schools, be that public or private. In our opinion, this property will make a wonderful home for the growing family and those looking for an extra degree of privacy and tranquillity.