



Lynwood Mount,
76 Markfield Road,
Caterham,
CR3 6RN

Guide price of £1,625,000



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Robert
Leech.



Lynwood Mount, 76 Markfield Road, Caterham, CR3 6RN

This impressive detached residence offers versatile living for the growing family with accommodation arranged over three floors. Situated at the end of a cul-de-sac in an elevated position it benefits from far reaching views from the top floor.

The property is approached via private electric gates and a long drive which leads to a large parking area and double garage. Inside the property you will be impressed by the size of the entrance hall which includes a downstairs cloakroom; a large lounge with a feature inglenook fireplace with log burner; a second reception room which provides ample room for dining or lounge area. The kitchen is fully fitted with an array of a mix of wall and base units with built in appliances including a Neff dishwasher, washing machine, fridge freezer and Mercury Rangemaster. On this floor you will also find an additional room with en suite; this could be used for a study or a children's playroom.

Upstairs you will find another impressive landing which could be used for a study area and includes several built in storage cupboards. There are three double bedrooms on this floor which include the Master Bedroom; this benefits from a double aspect view and includes fitted wardrobes and an en-suite shower room. The ground floor has several rooms which the vendor currently uses as a gym room which includes a bar and shower; additionally there is a further room with lounge area and galley kitchen. This would provide handy accommodation for an au pair or guest accommodation.

There is a large patio area outside the property which provides a great relaxing space for BBQs and parties. Behind the patio there is a large lawn area which surrounds the house which backs on to woods. At the back of the garden the detached STUDIO BUILDING can be accessed via steps that take you into a studio room with a double garage underneath- this could subject to planning be turned into a home office or guest accommodation.

- Detached family home
- Secluded private location
- 5 Bedrooms Plus Versatile Guest Accommodation
- 4 Spacious Reception Rooms
- Integral & Detached Double Garage
- Detached studio
- Private garden approximately 0.6 of an acre
- Far Reaching Views
- Living space 4,378 sq foot
- End of chain



0.8 miles
Caterham



12.6 miles
Gatwick
Airport



0.8 miles
Caterham
Mainline
Station



OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



LOCATION AND TRAVEL

Caterham town centre offers a variety of shops including a Waitrose and Morrisons supermarkets. The popular Church Walk Shopping Centre offers a range of retail and coffee shops. Commuting links via Junction 6 provide access to the M25 and Gatwick Airport with Caterham Mainline Station providing trains to London Bridge approx 44 minutes and London Victoria from 49 minutes.

Families looking for Primary schools in the local area will be delighted that St Johns Primary School is located just one street away from the property and the renowned Independent Caterham School is within easy reach.



FAQ'S

- Purchased 2018
- Early 1980
- Tandridge District Council G £3462.86
- Private 20ft outside the gate up to the road
- Area within title plan (Will email copy of plan) shows to pieces of land separate title
- Windows and doors as built
- Regular boiler Worcester Bosch in brick built store in garden to the right of house installed 2010
- Boiler can be controlled remotely by HIVE - Last serviced 1st December
- Main gas
- CCTV system throughout with intercom automated gate brand new.
- Included dishwasher, machine machine, food waste disposal unit
- Vendor is happy to leave all gym equipment and gardening tools and equipment including ride on mower in (subject to further negotiation) as he will be leaving the country and would prefer not to clear out.
- Fuse board in the corner of internal garage
- Large insulated and boarded loft with potential to convert
- Mains drainage





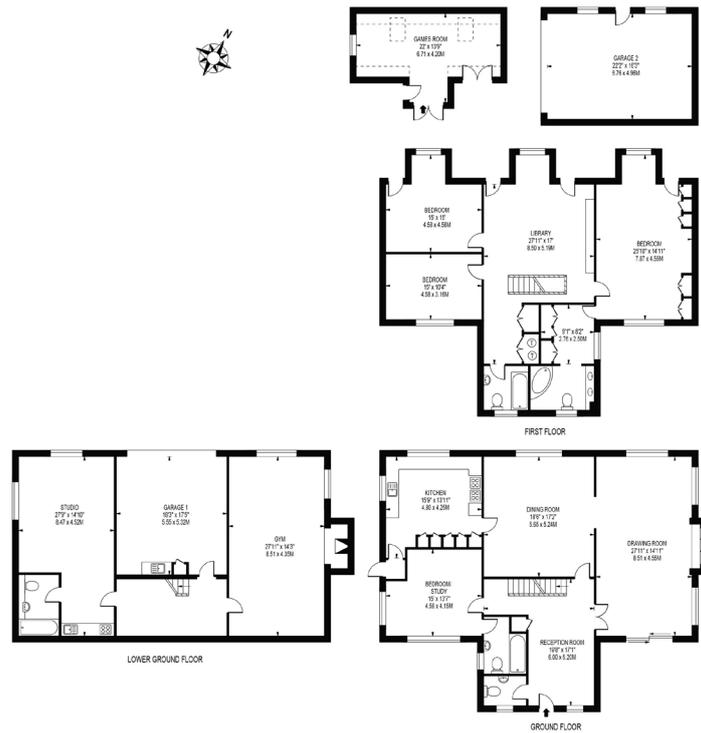
LYNWOOD MOUNT

APPROXIMATE GROSS INTERNAL FLOOR AREA: **4378 SQ FT - 406.73 SQ M**
 (INCLUDING GARAGE 1 & EXCLUDING GARAGE 2, GAMES ROOM)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE 1: **318 SQ FT - 29.53 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE 2: **381 SQ FT - 35.33 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GAMES ROOM: **243 SQ FT - 22.56 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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