

STONE



*Birchwood Lane CR3*

£1,200,000



*“At Stone, we’re passionate about  
the unique and awe-inspiring  
architectural elements that transform  
houses into dream homes.”*

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*The Stone Family*



A beautifully appointed five-bedroom family home with elegant interiors, generous proportions and a glorious garden — set in a prime semi-rural position with double garage, in/out drive, and superb privacy.

Tucked away in one of the area's most desirable enclaves, this impressive detached home has been thoughtfully maintained and styled by its current owners to create a refined yet relaxed setting for modern family life. With 2449 sq ft (approx.) of space, the house flows beautifully from room to room, blending traditional charm with contemporary finishes.

Downstairs offers a wealth of versatile living space, including four reception rooms, a stylish kitchen/breakfast room, a separate utility, and a guest cloakroom/WC. There's space to entertain, unwind, work from home, or simply enjoy everyday living with ease. The main reception opens onto the garden via bi-folding doors and features a striking fireplace — a natural focal point for the room.

To the side of the kitchen, a light-filled family room also opens onto the garden and is perfect for casual lounging or informal dining. A formal dining room and study complete the downstairs footprint, offering flexibility for evolving needs.







The kitchen/breakfast room is well-equipped with integrated NEFF appliances, a gas hob with extractor, oven, microwave and dishwasher — all set within a sleek range of units and work surfaces. The utility room provides additional storage, laundry space, and direct access to the garden.

Upstairs, the home continues to impress. The first floor is arranged around a central galleried landing, giving a sense of space and grandeur. There are five well-proportioned bedrooms, including two with en-suite bathrooms, plus a generous family bath/shower room. The home was built in 1987 and benefits from double glazing throughout, well-insulated loft spaces, a recently installed boiler, and updated fuse board — offering peace of mind as well as comfort.

Outside, the rear garden is a true highlight — a beautifully established space designed for both relaxation and entertaining. A paved terrace steps down to a flat lawn, bordered by mature planting, shrubs, and trees. There is gated side access on both sides, and vehicle access with level hardstanding to the right — ideal for additional parking or discreet storage.

With its rare combination of location, layout and finish, this is a home designed to grow with you — stylish, practical and entirely move-in ready.













Tucked away at the entrance to Birchwood Lane, Wilverley enjoys a peaceful, semi-rural setting in the heart of Chaldon — just moments from the rolling fairways of Surrey National Golf Course.

Birchwood Lane is a quiet country road off Chaldon Common Road, offering a real sense of seclusion while still being well connected. Nearby Caterham-on-the-Hill provides all your daily essentials, with larger towns such as Reigate and Purley just a short drive away for shopping, dining, and amenities.

For commuters, the area is incredibly well placed. Coulsdon South, Caterham and Upper Warlingham stations all offer fast and frequent links to central London, with Thameslink and Southern services connecting you to destinations from Peterborough to Brighton.

Surrounded by miles of open countryside, Chaldon is perfect for those who enjoy walking, cycling or a round of golf, with Surrey National quite literally across the road. There's also an excellent selection of schools in the area, both state and private, and the M25 and M23 are easily accessible for wider travel.



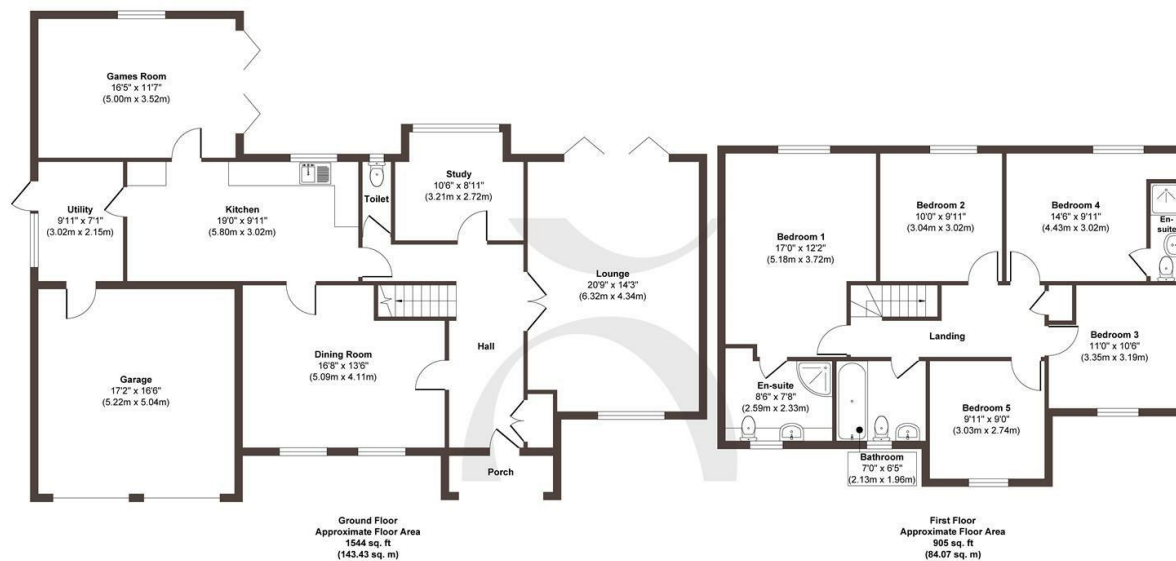












**Approx. Gross Internal Floor Area 2449 sq. ft / 227.50 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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## The Details

- Five-bedroom detached home in a prime semi-rural setting
- In/out driveway with ample parking and double garage
- Stylish interiors and over 3,000 sq ft of flexible space
- Four versatile reception rooms, perfect for family life
- Modern kitchen with NEFF appliances and separate utility
- Two en-suites plus a sleek family bath/shower room
- Beautiful landscaped garden with patio and level lawn
- Gated side access and additional hardstanding for vehicles

Size  
Approx 2449.00 sq ft

Energy Performance Certificate (EPC)  
Rating C

Council Tax Band  
G





STONE

Let's *Talk*

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