



# Roffes Lane, Caterham

£1,100,000







Set within an exclusive gated development of just three homes on Roffes Lane, this beautifully presented four double bedroom detached house combines modern design with thoughtful upgrades, including a bespoke cinema room and landscaped garden with glass balustrades. Built in 2018 and finished to an exceptional standard throughout, it offers spacious, stylish living in a peaceful yet well-connected location.







Guide Price £1,100,000 - £1,150,000

Tucked away within a small and exclusive gated road of just three houses on Roffes Lane, this impressive four double bedroom detached home offers a harmonious blend of modern luxury, thoughtful upgrades, and immaculate presentation.

Built in 2018 and beautifully maintained, the property has been further enhanced by the current owners to create an exceptional living environment, including a bespoke cinema room on the lower ground floor, complete with atmospheric star lighting – an ideal retreat for movie nights.

The main living space is designed for both family life and entertaining, with a stunning kitchen/dining room at its heart. Solid quartz worktops, contemporary cabinetry, and quality integrated appliances provide a sleek, high-end finish, while bifolding doors seamlessly connect the space to the landscaped rear garden.

The garden itself is private and stylish, thoughtfully designed with planting, modern paving, and elegant glass balustrades, offering a perfect backdrop for al fresco dining or quiet relaxation.

Upstairs, four generously proportioned double bedrooms provide ample accommodation. The principal suite benefits from a walk-in wardrobe and a beautifully finished en suite shower room. The second bedroom also enjoys its own en suite, while the remaining two doubles share a stylish family bathroom, all finished to an excellent standard.

Every element of this home has been considered to combine comfort, functionality, and style, from the quality flooring and fittings to the bright, airy feel throughout. Situated in a peaceful and sought-after location, yet within easy reach of local amenities and transport links, this is a rare opportunity to secure a truly exceptional home in one of Chaldon's most sought after locations.

## Need to know

- Exclusive gated development of just three homes, offering privacy and security.
- Built in 2018 with a modern design and high-quality finishes throughout.
- Four generously sized double bedrooms, two with en suite bathrooms.
- Principal bedroom complete with walk-in wardrobe and luxury shower room.
- Bespoke lower ground floor cinema room with star lighting for a unique home entertainment space.
- Stylish kitchen/dining room with solid quartz worktops and premium integrated appliances.
- Garden designed with glass balustrades, contemporary paving, and low-maintenance planting.
- Spacious utility room and huge double garage measuring 28ft x 20ft.
- EPC Rating - B
- Peaceful location on Roffes Lane, within easy reach of Caterham's amenities and transport links.



## Interested?

redhill@ralphjames.co.uk  
01737 765 555

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ralphjames.co.uk

Roffes Lane, Chaldon

Total Area: 274.2 m<sup>2</sup> ... 2952 ft<sup>2</sup>

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RALPH JAMES