



32 Dome Hill Peak,  
Caterham,  
CR3 6EH

Offers in excess of £1,100,000



Robert  
Leech. 

# 32 Dome Hill Peak, Caterham, CR3 6EH

Located at the top of a quiet residential road this property undoubtedly occupies the best position on this sought after close. With off road parking and a detached garage at the road side the bungalow is approached via mature, landscaped gardens giving the feeling of seclusion and tranquility.

Once inside the property offers an abundance of original features whilst also giving the feel of modern open plan living thanks to the modifications of the current owners. To the front of the property there is a large triple aspect living room with a feature Inglenook fireplace complete with working log burner and access to one of the many outside seating areas through french doors. The property continues to flow through the dining room and into the open plan kitchen diner, which has been opened up by the current owners to create a wonderful entertaining space. The fully fitted kitchen offers plenty of storage with both wall and base units and benefits from integrated appliances, a breakfast bar and quartz worktops. Additional storage is available in the form of a walk in pantry! The dining area to the far end of the room gives access to the garden on both sides via glazed doors, which flood the room with light.

The other end of the property houses the bathrooms, bedrooms and a very handy utility room, which has been cleverly added by the current owners to offer space for a separate washing machine and tumble dryer as well as a sink and space for hanging washing. All three of the bedrooms are double bedrooms and are furnished with built in wardrobes with the master bedroom having the added luxury of an en-suite bathroom complete with over the bath shower, W/C and hand basin. The master bedroom leads on to the multi-functional sun room that has undergone a refurbishment by the current owners to make it usable throughout the year. Finally, the family bathroom has been remodeled to incorporate a separate shower and bath.

This property really comes into its own outside with sprawling gardens backing onto woodland, offering unrivaled views across the valley. There is a purpose built home office with its own power supply and independent wifi connection and a summer house ideally located to catch the evening sun. Mostly laid to lawn the garden is also home to mature shrubs and a well hidden 'working area' perfect for hiding your compost heaps and to prepare logs for use inside during the winter.

- Detached bungalow
- 3 bed, 2 bath, 2 recep
- Just under an acre of land
- Secluded end plot
- Off road parking and garage
- Home office and summer house
- Living Space 1,788 sq ft
- 1.3 miles to Caterham Station
- Council tax band G (£3,616.77pa)
- Tandridge District Council



1.1 miles  
Caterham



11.2 miles  
Gatwick  
Airport



1.3 miles  
Caterham  
Station

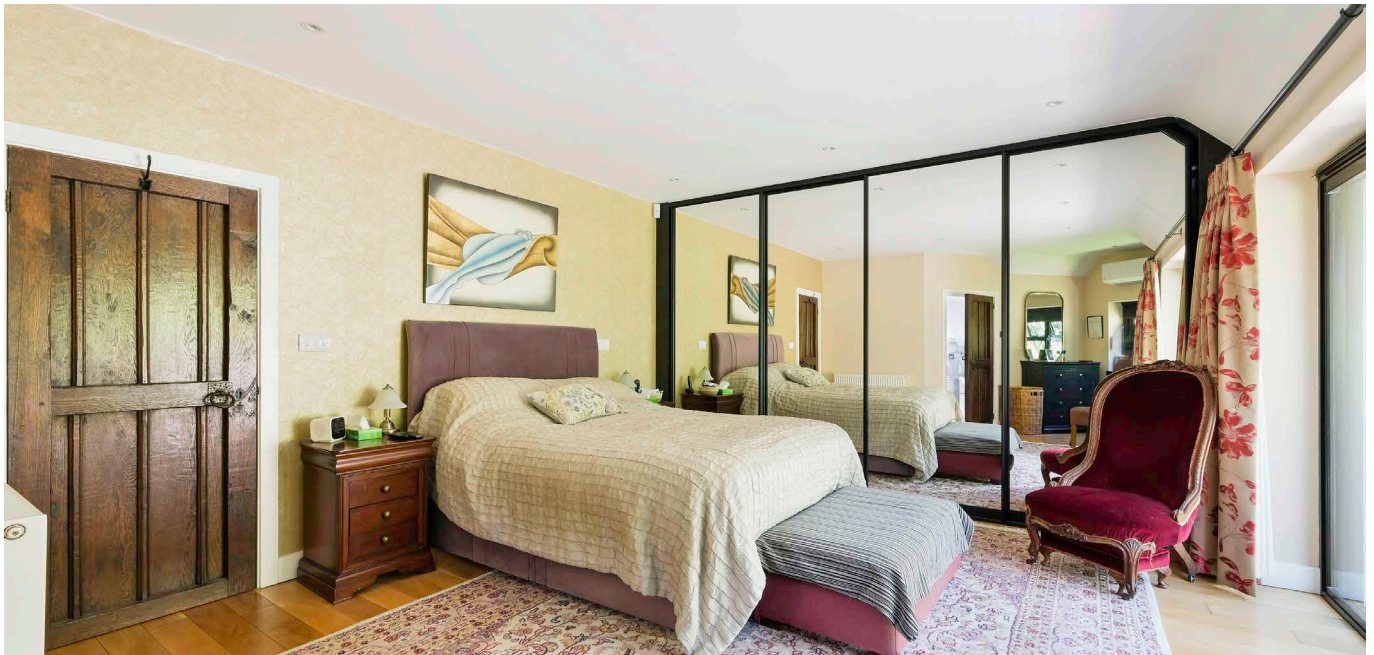


OXTED  
72 Station Road East,  
Oxted,  
Surrey RH8 0PG  
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1-3 High Street,  
Reigate,  
Surrey RH2 9AA  
01737 246246

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

LONDON  
121 Park Lane  
London  
W1K 7AG  
0207 0791457



#### LOCATION AND TRAVEL

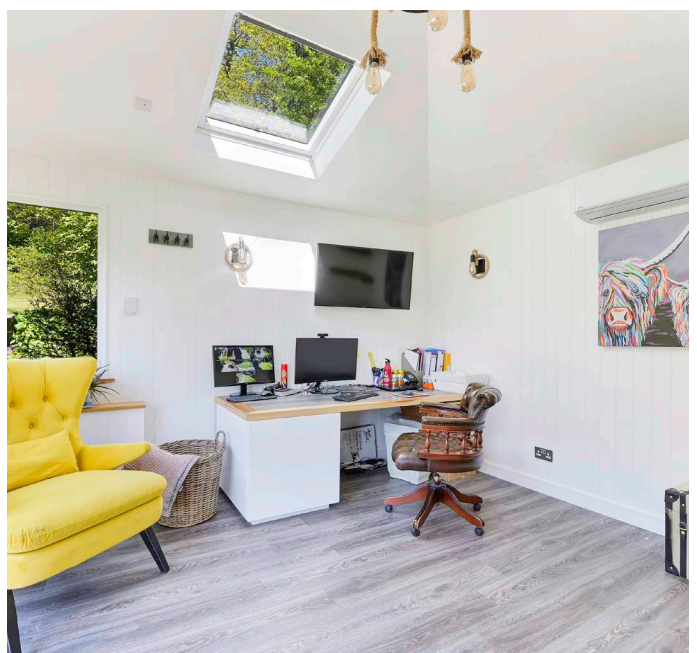
Set in one of the most desirable roads on the outskirts of Caterham unique property is just 1.1 miles from Caterham town centre, which offers an abundance of coffee shops, bars and restaurants as well as large Morrison's and Waitrose supermarkets.

Caterham mainline station is just 1.3 miles away offering fast links to London Bridge (44 minutes), London Victoria (44 minutes) and East Croydon (21 minutes). The M25 motorway is just 3 miles away giving access to the wider motorway network and Gatwick Airport is just over 11 miles away.



#### FAQ'S

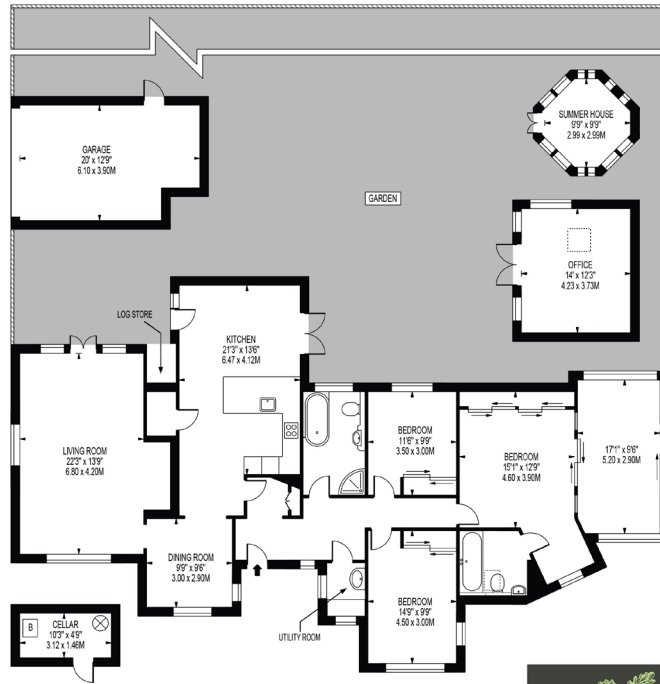
- Built circa 1940
- Purchased Sept 2013
- Tandridge council
- Not listed
- Council Tax Band G - £3616.77
- £300 p/a for private road
- New boiler in 2016 - services 2022
- Mains gas





**DOME HILL PEAK**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1783 SQ FT - 165.66 SQ M  
 (EXCLUDING OUTBUILDINGS)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF CELLAR: 49 SQ FT - 4.56 SQ M  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 71 SQ FT - 6.59 SQ M  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE: 170 SQ FT - 15.78 SQ M  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 241 SQ FT - 22.36 SQ M



GROUND FLOOR

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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