



Old School Lane, Betchworth

The **PERSONAL** Agent

Guide Price £750,000

Freehold

- Stunning semi-rural position
- Fronting & backing open fields
- 0.3 of a mile from Brockham Green
- Three genuine double bedrooms
- Incredible views from all rooms
- Ensuite shower room & main bathroom
- Two flexible reception rooms
- Generous kitchen/dining room
- Beautiful double width garden & veg patch
- Double garage, workshop & greenhouse



Often the words "rare" and "gem" are thrown around quite casually when writing property descriptions, but never have they been more fitting than in the context of Plum Tree Cottage, on Old School Lane.

Set within a beautiful double width plot and enjoying a fantastic position that fronts and backs directly onto fields, this charming and cleverly extended cottage has such a great feel to it and is offered to the market for the first time in 48 years.

The original part of the property is believed to have been built circa 1900 as a farm workers cottage that formed part of the Betchworth Estate with later additions to the home made in the early 1980's. There are some beautiful and unique features with this property including Tanners Brook which sits at the end of the garden, adding to the picturesque landscape and truly setting the tone for what life here is all about.

The ground floor accommodation benefits from bright and well proportioned rooms which comprise of a welcoming reception hall, spacious kitchen/dining room, living room, work from home office which can double as a playroom, conservatory/boot room, downstairs bathroom suite and

separate cloakroom.

The impressive space continues on the first floor with a double aspect principal bedroom that enjoys a modern ensuite shower room as well as its views overlooking the gardens of this home and fields beyond to the front and rear. The two further bedrooms are generous doubles within their own right and there is a useful loft space too.

The accommodation is completed by a detached double garage, driveway with ample off street parking, workshop/shed, potting shed and a greenhouse which is all set within the vegetable garden section of the plot.

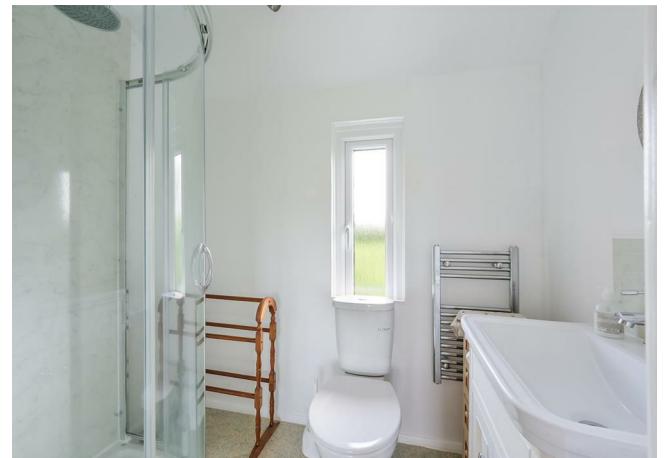
The gardens wrap around this property and they are truly magical, with a total plot size of 0.16 of an acre. The rear garden measures 80ft in width x 44ft in depth and is a particular feature of the property with incredible privacy and seclusion due to the double width plot element of this home. There are manicured lawns with pretty herbaceous and perennial shrub borders, a mature apple tree that takes centre stage plus the backdrop over fields that really takes your breath away.

Old School Lane is a highly desirable road that is accessed from the village

green, so whilst this location feels incredibly rural, there are easy links to the centre of the village which is just a third of a mile walk away with its local store, pharmacy and choice of pubs, which all provide practicality in abundance.

Under the terms of the Estate Agency act of 1979 (section 21) please note that the vendor of this particular property is a family member/close associate of a director of The Personal Agent Ltd.

Tenure - Freehold
Council tax band - E





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Old School Lane

Total Area: 1361 SQ. FT • 126.45 SQ. M
(Including Double Garage)
Double Garage Area: 287 SQ. FT • 26.68 SQ. M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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