

Kennedys'

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Pebblecombe Lea,
Pebblehill Road,
Betchworth,
RH37BP

Are you yearning for the country lifestyle? Want the North Downs Way on your doorstep? Need to be within striking distance of stations, schools, and large market towns? We may have the perfect home for you.

£1,600,000



5



4



4



4+



- Handsome 1930's Detached family home
- Four bathrooms
- Commanding breathtaking views over the Surrey Hills
- Large garage, Workshop & Greenhouse
- House sits roughly in the middle of the plot with a long driveway and large front garden

- Five bedrooms
- Accommodation over three floors
- Situated on just over half an acre
- Reception rooms include sitting room, dining room, home office & snug
- 15 minute walk and 2 minute drive from Betchworth Station (According to Google Maps)



PROPERTY DESCRIPTION

Without a shadow of a doubt, this house boasts the best views of 2025 so far; a five bedroom detached 1930s family home set on just over half an acre. Thanks to its elevated position, it enjoys breathtaking views over the vast countryside landscape to the rear, creating the most mesmerising backdrop for your future home.

The current owners have lived here for over 15 years, carefully balancing modern functionality with the period charm and character of this wonderful home; and I think they've nailed it. Original features include beautifully restored parquet flooring, high ceilings, multiple Art Deco fireplaces, and a stunning stained-glass window. All the other windows have been replaced in a sympathetic manner to the original style, but with modern double glazing.

The aforementioned parquet flooring provides a warm welcome as you step through the front door into the generously proportioned hallway, from which the rest of the ground floor is accessed. To your right, a large dual-aspect living room offers the perfect space to unwind and socialise, with a large bay window providing ample opportunity to enjoy the outlook over the garden and beyond. Also off the hallway, you'll find a well-equipped office space, a W/C, and a dining room ideal for year round hosting. The kitchen/breakfast room benefits from bi-fold doors opening onto the garden, as well as access to the utility room, an unusually large pantry, and a recently refurbished snug room; equipped with bespoke cabinetry, integrated cabling for a home cinema and even its own hidden bar cupboard.

Heading upstairs, past the stained-glass Galleon window, you'll find four bedrooms on the first floor. The largest is the main bedroom, featuring a full wall of built-in wardrobes and large windows on two aspects, flooding the room with natural light and offering spectacular views. Bedrooms two and three are positioned at the front and rear corners of the house, both benefitting from en-suite bathrooms. The fourth bedroom is the smallest, currently used as a secondary office space. The family bathroom boasts a large freestanding bath, shower, toilet, and basin.

The top floor hosts the property's second-largest bedroom, complete with a small roof terrace offering an unrivalled outlook over the Surrey Hills and the North Downs Way, as well as one final shower room. This space also benefits from eaves storage and a shallow loft.









PROPERTY DESCRIPTION

Outside is where this home truly shines. It is centrally positioned within the plot, sitting well back from the road and benefitting from a long driveway and a large front garden. The front boundary is heavily planted, ensuring year-round privacy. The garage is located to the side of the house, with the added bonus of a rear workshop and a large attached greenhouse. A raised terrace extends across the full width of the house before stepping down to the lower-level garden. It's a gardener's dream, featuring a formal sunken garden, a stretch of lawn, a fruit tree hedge, a wine terrace, and even a stile leading to the fields beyond; a perfect finishing touch.

Betchworth is a picturesque Surrey village between Reigate and Dorking, known for its beautiful countryside, period homes, and strong sense of community. Landmarks include St Michael's Church, the River Mole, and the North Downs way.

The village has a welcoming community with local amenities such as a shop, café and post office, pub, and a well-regarded school. There are regular events organised by the Betchworth and Buckland society including dinners, wine tastings, and quizzes, as well as family activities hosted by Family Activity for Betchworth and Buckland (FABB). The church also plays a central role in village life.

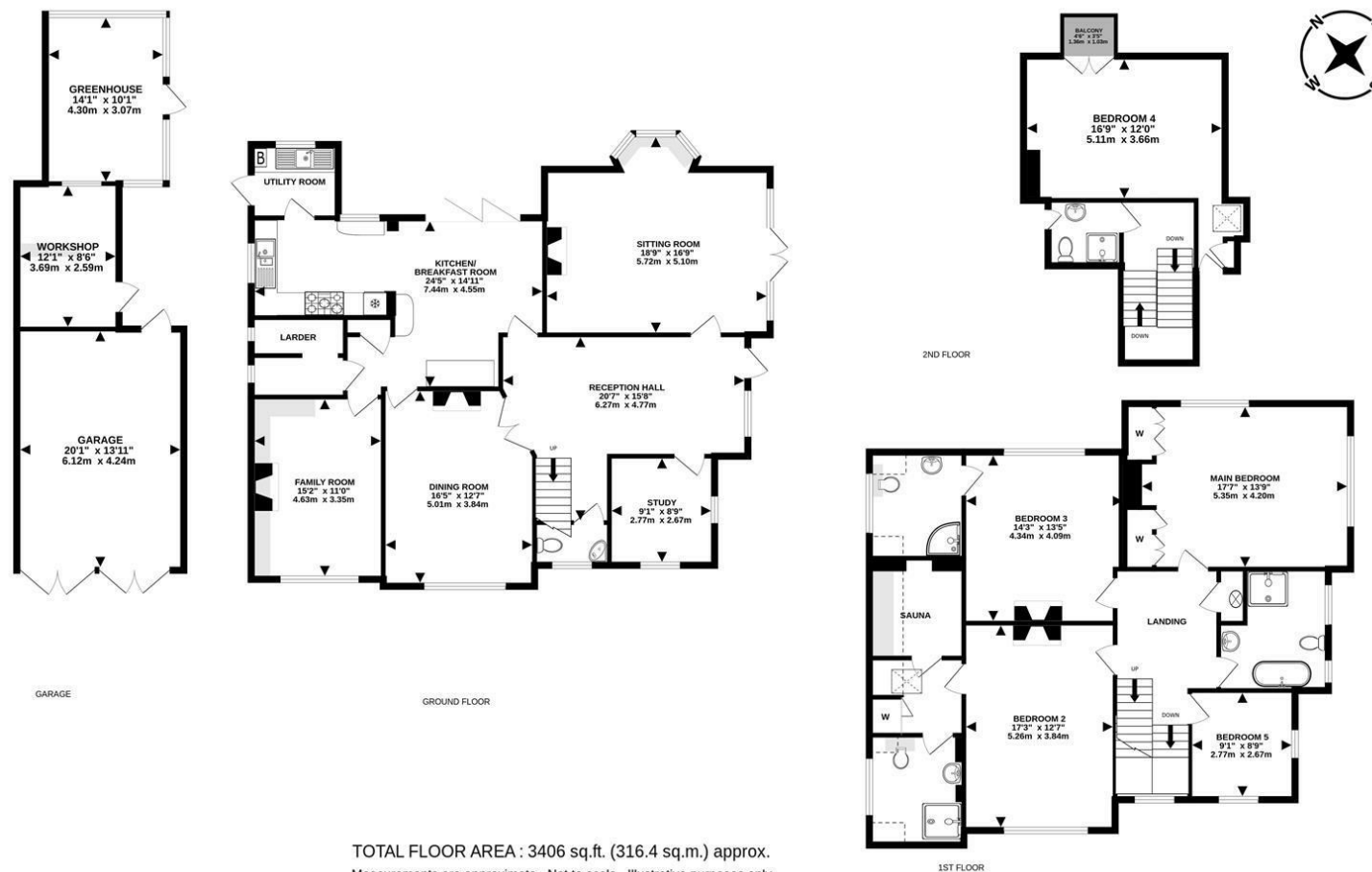
Betchworth has a railway station with services to London Bridge and City Thameslink, making it ideal for commuters. A local resident sums it up: "Betchworth offers the best of both worlds – a peaceful, friendly village with stunning countryside, yet with a train link to London, it's perfect for those who want a taste of rural life whilst keeping the city at arms reach."

Dorking and Reigate market towns offer several major supermarkets, Dorking leisure centre, Dorking Halls theatre and cinema and main line stations connecting to London Victoria, London Waterloo and Reading.

With excellent transport links, a thriving community, and a charming setting, Betchworth is a highly desirable place to live.

If you have any further questions or would like to arrange a viewing for this stand-out property, please don't hesitate to get in touch with Ben on 01737 817718.

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TOTAL FLOOR AREA : 3406 sq.ft. (316.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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Pebblecombe Lea, Pebblehill Road

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold
EPC RATING: D
COUNCIL: Mole Valley
TAX BAND: G

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