



Coleshill Cottages Middle Street, Betchworth, RH3 7AL



welcome to

Coleshill Cottages Middle Street, Betchworth

Dorking and Reigate market town centres are a short drive away offering major supermarkets, leisure centres, theatres, cinemas, and main line stations connecting to London and Reading. There is also an off-road cycle route from Brockham to Dorking station, useful for commuting.

The spacious, bright lounge leads directly from the entrance hall, with a feature log burner and traditional wooden floor.

The dining room located directly from the lounge leads into the kitchen.

The kitchen offers plenty of work surface space, eye and base level cupboards. There is space for a double range oven, with space for a fridge/freezer and dishwasher. There is plenty of storage with a triple floor to ceiling cupboard.

The utility room, with washing machine, tumble dryer and plenty of cupboard space, with access to the rear garden. The cloak room is located to the rear of the property.

The principal bedroom, located to the rear of the property, with a triple built in wardrobe and plenty of space for a wardrobe and bedroom furniture.

The second double bedroom, also located to the rear of the property has space for bedroom furniture and cupboard space into the eaves.

The third bedroom is a single room to the front of the home.

The family bathroom has been recently refurbished.

There is an extensive private secluded rear garden, with the most beautiful views. The property benefits from a garage, plus a separate workshop with power.

There is parking for up to six cars on the driveway.



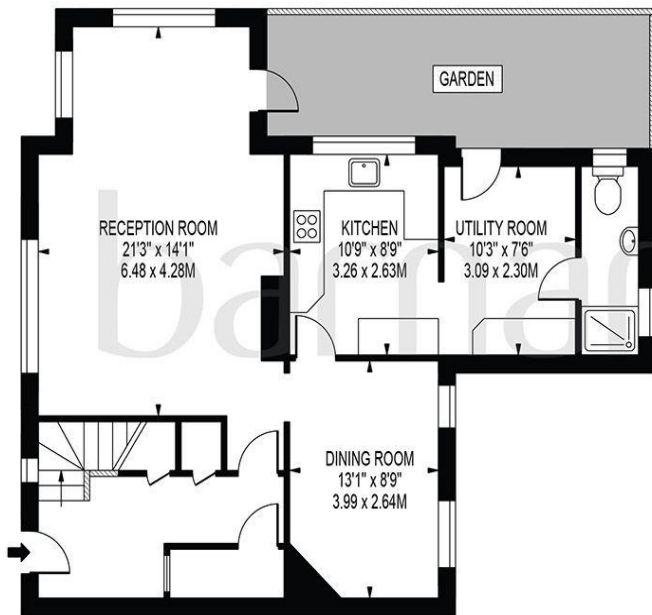
COLESHILL COTTAGES

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1201 SQ FT - 111.55 SQ M

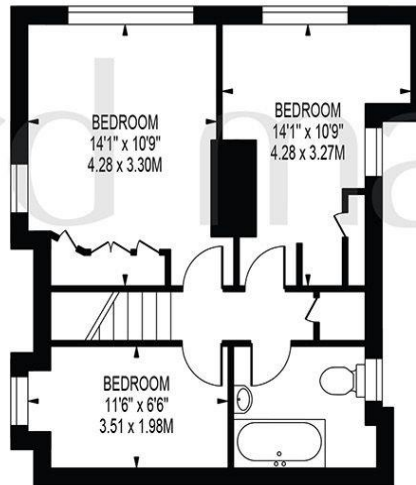
(EXCLUDING OUTBUILDING 1 & 2)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING 1: 260 SQ FT - 24.14 SQ M

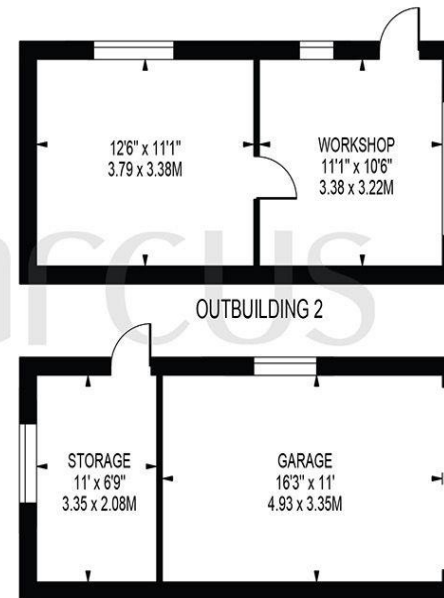
APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING 2: 260 SQ FT - 24.14 SQ M



GROUND FLOOR



FIRST FLOOR



OUTBUILDING 1

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.

welcome to

Coleshill Cottages, Middle Street, Betchworth

- Double glazed
- Three bedrooms
- Garage and workshop
- Popular Location with idyllic views
- Parking on the driveway for up to six cars

Tenure: Freehold EPC Rating: D

offers in the region of

£825,000



view this property online barnardmarcus.co.uk/Property/DRK101717



Property Ref:
DRK101717 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property