



Lawrence Lane, Buckland, Betchworth, RH3 7BE

£4,250 PCM





- AVAILABLE LATE APRIL 2025
- IMPRESSIVE GRADE II LISTED SIX BEDROOM FARMHOUSE
- MODERN KITCHEN AND UTILITY ROOM
- RECENTLY REFURBISHED THROUGHOUT
- OUTSTANDING RURAL SETTING YET WITHIN A FEW MINUTES DRIVE OF REIGATE TOWN CENTRE
- UNFURNISHED
- TWO RECEPTION ROOMS AND CONSERVATORY
- THREE BATHROOMS
- EXTENSIVE GARDEN AND LARGE DRIVEWAY

## Description

### ENTRANCE PORCH

ENTRANCE HALL: Spacious entrance hall with Coat room and cupboard under the stairs.

RECEPTION ROOM 1: Large dual aspect sitting room with impressive feature fire place and fully-functional log burner. Benefits from built in bookshelves and a further entrance.

RECEPTION ROOM 2: Spacious dual aspect sitting room with floor to ceiling shelving, a fully-functional log burner and a feature mantelpiece.

KITCHEN: Fitted kitchen, includes an electric double oven, electric hob and dishwasher.

UTILITY ROOM: Utility room with a belfast sink, ample cupboard space and a washing machine.

CONSERVATORY: Accessible from the kitchen, the conservatory benefits from a feature reigate stone wall and panoramic views of the garden. Double doors open onto the garden.

WC: Accessible from the landing, the WC has a sink and toilet.

MASTER BEDROOM: Dual aspect master bedroom benefitting from high ceilings, built in storage and a feature fireplace.

FAMILY BATHROOM: Bathroom complete with full-sized bath, sink and vanity, toilet and a full height storage cupboard.

SHOWER ROOM: Shower room complete with a shower, heated towel rail, toilet and sink.

BEDROOM 2: Expansive dual aspect bedroom with walk in wardrobe and original beams.

BEDROOM 3: Well proportioned double bedroom with original beams.

BEDROOM 4: Small double bedroom.

BEDROOM 5: Small double bedroom with original beams.

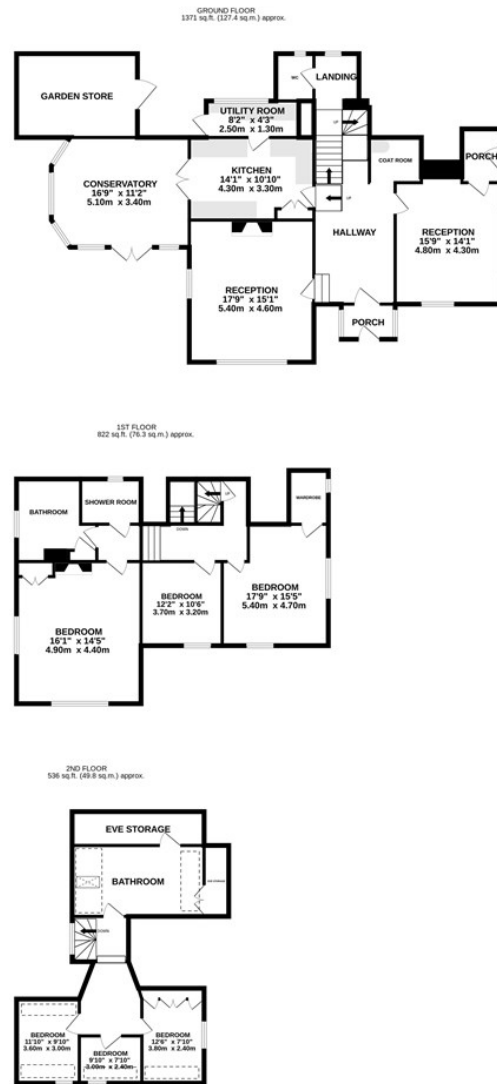
BEDROOM 6: Single bedroom with original beams.

BATHROOM: Good sized bathroom with full-sized bath and shower over, toilet, sink, shelving and access to wrap around eaves storage.

GARDEN: Beautiful mature gardens with ample parking to the front of the property. Outbuilding accessed via the utility room and further garden shed from the rear garden.

**EPC** E  
**Council Tax Band** G





TOTAL FLOOR AREA : 2729 sq.ft. (253.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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