



**Rosemary Lodge, Betchworth Fort Park,  
Fort Road, Box Hill, Surrey, KT20 7JJ**

**£175,000**

**Local Authority**

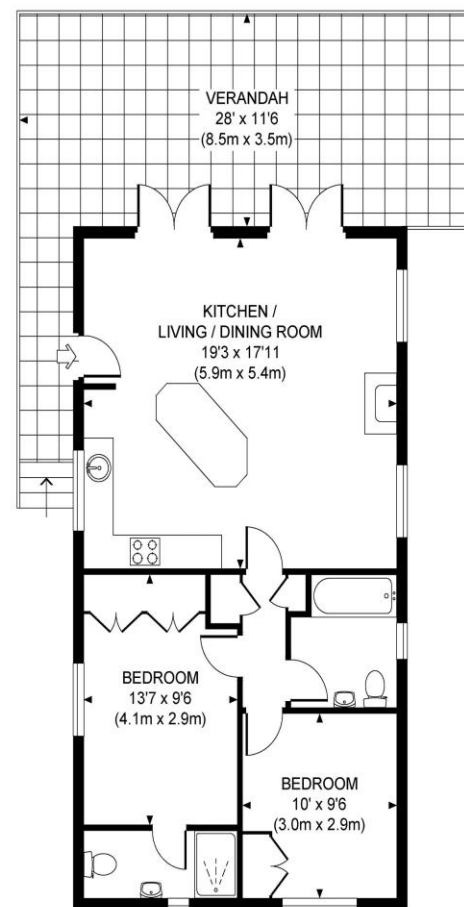
Mole Valley District Council Tel: 01306 885001



Yearly pitch fee 2023: £4,200  
which includes council tax and  
water charge



Approximate Gross Internal Area  
684 sq ft / 63.6 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	71 C
39-54	E		
21-38	F		
1-20	G		

Ref: 7/23/3951



**Rosemary Lodge, Betchworth Fort Park,  
Fort Road, Box Hill, Surrey, KT20 7JJ**

Rosemary Lodge is a detached 2 bedroom luxury holiday lodge situated at the highest point on Box Hill in mature grounds and benefiting from some of the best views in the Surrey Hills.

**THE PROPERTY**

Rosemary Lodge has been built to a high specification and enjoyed by the current owners for a number of years. The Lodge consists of a good sized, triple aspect open plan living area with a fully integrated and well equipped modern kitchen. Two double bedrooms both with built in wardrobes with the master bedroom benefitting from en-suite shower room in addition to the family bathroom. Outside there is a large private decked area which looks out across the park and the Surrey Hills. The Lodge is offered with NO ONWARD CHAIN and benefits from being connected to mains gas.



**SITUATION**

Hidden away in the Surrey Hills for over 100 years, Betchworth Fort Park has been a secret to the few families who have known and loved her for generations. While local residential and holiday parks have come and developed to capacity, Betchworth Fort Park remained untouched, leaving a hidden jewel in the heart of the North Downs area of outstanding natural beauty and with stunning views of five counties from the top of the park. Betchworth Fort Park is tucked away at the very top of Boxhill behind electric security gates thereby offering a greater degree of seclusion. This lodge holiday home is not far from world class golf courses such as Walton Heath and Kingswood as well as other local golf courses, horse racing at Epsom Downs, Sandown Park and Kempton Park. Boxhill is famous for its cycling and there are a number National Trust properties nearby such as the very popular Polesden Lacey. Gatwick Airport can be reached by car within around half an hour and Heathrow is also accessible around the M25. The market town of Dorking is within easy reach which give access to excellent restaurants and train station providing a commuter service to London.

