



Rykens Lane

Betchworth

Guide price £800,000

Property Features

- CONTEMPORARY SEMI-DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- THE SOUGHT AFTER GATED BROCKHAM PARK WITH ACCESS TO 32 ACRES OF PARKLAND AND TENNIS COURTS
- SINGLE GARAGE & ALLOCATED PARKING
- PRINCIPAL BEDROOM WITH STYLISH ENSUITE SHOWER ROOM
- POTENTIAL TO EXTEND INTO THE LOFT STPP
- OPEN PLAN KITCHEN/DINING ROOM
- CONVENIENTLY SITUATED FOR BOTH BETCHWORTH & BROCKHAM VILLAGE CENTRE
- LANDSCAPED REAR GARDEN
- CLOSE TO MILES OF STUNNING OPEN COUNTRYSIDE



Full Description

Situated within the sought after Brockham Park Estate, this immaculate two-bedroom home offers contemporary living in a tranquil, semi-rural setting. Brockham Park residents enjoy access to extensive communal parkland spanning approximately 32 acres and the use of private tennis courts, ideal for those seeking a harmonious balance between lifestyle and luxury.

Upon entering, you're welcomed into a spacious hallway that sets the tone for the high-quality finish found throughout. A floor-to-ceiling utility cupboard and a generous cloakroom provide practicality, while the 17ft front-facing living room features a charming bay window, flooding the space with natural light and offering views across the manicured communal lawns. A contemporary gas fireplace adds a touch of elegance and warmth. To the rear of the property, the open-plan kitchen/dining room is a true showpiece, thoughtfully designed for modern living and entertaining. Finished in a timeless style, the kitchen is equipped with premium appliances including an induction hob, steam oven, sous vide and built-in coffee machine, a culinary enthusiast's dream. An integrated wine fridge, Franke boiling water tap and larder further enhance the kitchen's practicality, while a central island provides informal dining and additional preparation space. French doors open onto the garden terrace, seamlessly connecting indoor and outdoor living.

Upstairs, a light-filled landing leads to two spacious double bedrooms, both beautifully appointed and designed for comfort. The principal bedroom enjoys far-reaching views over the landscaped rear garden and surrounding countryside, enhanced by extensive built-in wardrobes and a luxurious en-suite featuring a large walk-in shower. The second double bedroom also benefits from full-width fitted storage and enjoys a quiet outlook, making it a perfect guest room or home office. Both bedrooms offer a serene and stylish retreat, finished to a high standard throughout. A stylish family bathroom with a bath, vanity unit, and stylish tiling services the second bedroom.

Outside

The front of the property features a pretty lawned garden with a pathway leading to the entrance. The rear garden is a standout feature of the property, meticulously landscaped and beautifully maintained offering a generous sun terrace off the dining area, along with an area of lawn bordered by well-stocked flower beds and mature trees, creating a tranquil, private oasis. At the bottom of the garden is rear access to the single garage which has power, lighting and electric up and over doors. There is also an EV charging point located by the side of the garage. The property also includes one allocated parking space, two additional spaces adjacent to the garage, and visitor parking.

Residents enjoy exclusive access to approximately 32 acres of communal parkland and tennis courts, creating a unique lifestyle opportunity in one of Surrey's most desirable village-edge locations. Brockham Park is a private estate which is jointly owned and maintained by its residents. Each household becomes a member of the Residents Committee and makes a quarterly contribution of £425 which covers maintenance of the communal areas, front gardens and use of tennis courts. More information available on request.

Council Tax & Utilities

This property falls under Council Tax Band F. The property is connected to mains water, drainage, gas and electricity. There is a fibre broadband connection.

Location

The property is likely to appeal to purchasers seeking a property in a semi-rural setting that is still within easy reach of Brockham, Leigh and Betchworth village amenities and a short walk to transport links. It is well situated for London commuting and is approx. 30-minute drive from Gatwick airport. Betchworth village sits at the base of Box Hill and Leith Hill National Trust areas, part of the Surrey Hills area of outstanding natural beauty. It is equidistant, 4 miles either way, between the sought after market towns of Reigate and Dorking. The area is particularly renowned for the surrounding countryside with its wonderful walks, bridleways and outdoor pursuits. The village offers a shop, pubs, Church, school and train station. 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 Victoria, London Waterloo and Reading.



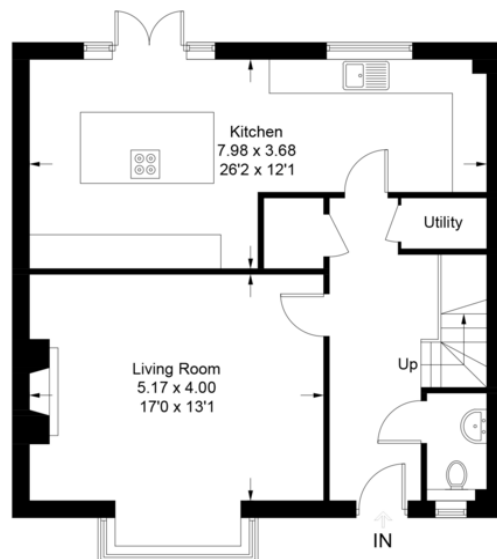


Rykens Lane, RH3

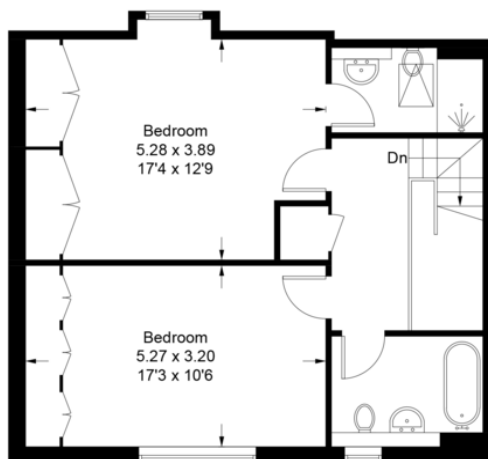
Approximate Gross Internal Area = 122.1 sq m / 1314 sq ft
 Garage = 16.2 sq m / 174 sq ft
 Total = 138.3 sq m / 1488 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. 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. (ID1228631)

COUNCIL TAX BAND

F

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council



VIEWING - Strictly by appointment through Seymours Estate Agents, 62 South Street, Dorking, RH4 2HD.

Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT

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