



BARLEYMOW COURT, BETCHWORTH RH3 7HF  
**GUIDE PRICE £279,950**







A beautifully presented one double bedroom back to back starter home situated in a quiet, tucked away cul-de-sac, within walking distance of everything the wonderful villages of Betchworth and Brockham have to offer. This wonderful home starts in the entrance porch with built in cupboards ideal for storing shoes or coats before opening out into the spacious 11'3 x 11'1 ft front reception room where you are instantly met with the warm, welcoming feel this home offers. The open plan living/dining room has been designed to be the heart of the home with plenty of space for all your furniture creating the ideal place for socialising with family or friends. Flowing through into the modern kitchen which has been fitted with an array of modern floor to ceiling units, ample worktop space and room for all expected appliances. There is also a very useful under stairs storage cupboard ideal for storing household appliances. Stairs rising to the first floor landing provide access to all the upstairs accommodation, loft hatch and very useful large storage cupboard. The master bedroom is an impressive 11'1 x 11'1 ft providing plenty of space for a super king bed as well as a large wardrobe further benefitting from a built in cupboard. Finishing off the accommodation is the spacious bathroom completed with a modern white suite.

### Outside

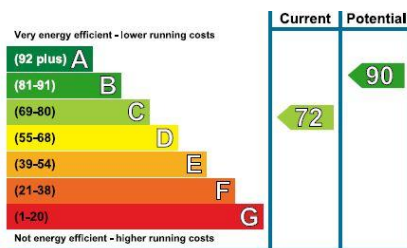
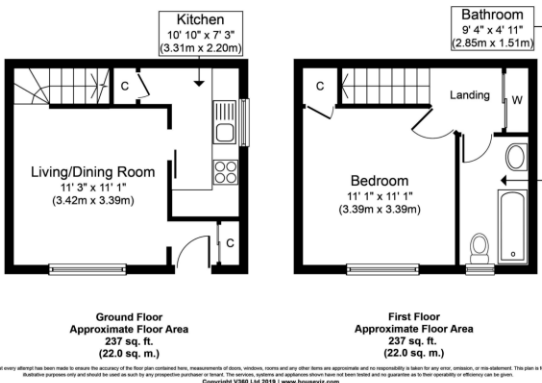
At the front of the property there is a charming gravelled area bordered with pretty flowers providing the ideal place for al fresco dining or simply to sit and enjoy on a warm summer's day. There is an allocated parking space for one car in front of the property with further visitors parking available.

**FREEHOLD:** This property falls under Council Tax Band C. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection.

### Location

Barley Mow is situated within a tucked away cul-de-sac location between the villages of Betchworth and Brockham which are approximately 1.5 miles east of Dorking. Betchworth village offers a wide range of local amenities including a post office, public houses, church, a school and Betchworth train station 1 mile away. Nearby Brockham is highly regarded within the area, with its picturesque green, famous bonfire night, shops, pubs, church, school, doctor's surgery and veterinary centre. The village website [www.brockham.org](http://www.brockham.org) identifies many of the clubs, societies and local facilities. 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. There is also an off-road cycle route from Brockham to Dorking station, useful for commuting. The area is particularly well known for the surrounding countryside which is ideal for walking, riding and outdoor pursuits. Brockham sits at the base of Box Hill and Leith Hill National Trust areas, part of the Surrey Hills Area of Outstanding Natural Beauty.

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.



### CONTACT

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