



Elm Villas Old Reigate Road

Betchworth

Guide Price £675,000

Property Features

- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- IMPRESSIVE REAR GARDEN OVERLOOKING THE NORTH DOWNS
- DRIVEWAY PARKING FOR 2-3 CARS
- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOSE TO BOTH BROCKHAM AND BETCHWORTH VILLAGES
- STYLISH BATHROOM
- CONTEMPORARY KITCHEN & SEPARATE UTILITY ROOM
- SUNNY CONSERVATORY
- SHORT DRIVE TO DORKING TOWN CENTRE



Full Description

NO ONWARD CHAIN A beautifully maintained three double bedroom period home, offering spacious and contemporary interiors, driveway parking and an impressive rear garden overlooking the North Downs Way National Trust. Situated in the sought-after village of Betchworth, the property enjoys a peaceful semi-rural setting whilst remaining within easy reach of local amenities and just a short drive from the bustling market towns of Dorking and Reigate.

The property is welcomed by a covered entrance porch, providing the perfect space for coats and shoes, before leading into a central hallway that immediately showcases the home's blend of period character and modern comfort. To the front of the property, the elegant living room is bathed in natural light from a charming bay window and an additional full-height window. A beautiful ornate open fireplace forms an attractive focal point. Adjacent is a generous 2nd reception room currently laid out as home office, comfortably accommodating two workstations, making it an ideal space for those working from home, whilst also offering flexibility as a playroom or snug.

The heart of the home is the stunning open-plan kitchen/dining room, recently refurbished with a high-quality Wren kitchen. Finished with stylish quartz worktops, the kitchen is equipped with integrated appliances including a fridge, freezer, dishwasher and wine cooler, creating a practical yet elegant space for everyday living and entertaining. The adjoining dining area enjoys wonderful views over the garden and flows seamlessly into the bright conservatory, where panoramic views of the garden and direct access outside create the perfect spot to relax throughout the year. A separate utility area provides space for laundry appliances and is complemented by a convenient downstairs cloakroom. From the hallway, stairs descend to a tanked cellar, offering excellent storage and a highly versatile space, currently used as storage/gym.

Upstairs, the landing provides access to all three bedrooms, the family bathroom and a useful storage cupboard. The principal bedroom enjoys peaceful leafy views across neighbouring fields and benefits from two built-in wardrobes and attractive sash windows. Bedroom two also features built-in wardrobes, a charming feature fireplace and delightful views towards the North Downs. Bedroom three is a generous small double, complete with useful eaves storage and equally attractive outlooks.

Outside

The property offers driveway parking for two vehicles to the front. The beautifully maintained rear garden is undoubtedly one of the home's standout features. Backing onto fields, it offers a wonderful sense of privacy and open surroundings. A paved terrace adjoining the conservatory provides the ideal setting for outdoor dining and entertaining, while a generous lawn extends to the rear boundary. A charming summer house with power and lighting creates an excellent home office, studio or garden retreat, and is complemented by a separate garden shed providing further practical storage. Beyond the summer house is a further area of lawn extending to over 120ft, with an additional area at the very rear that would be ideal for a substantial summer house, home office or garden studio, subject to any necessary consents.

Location

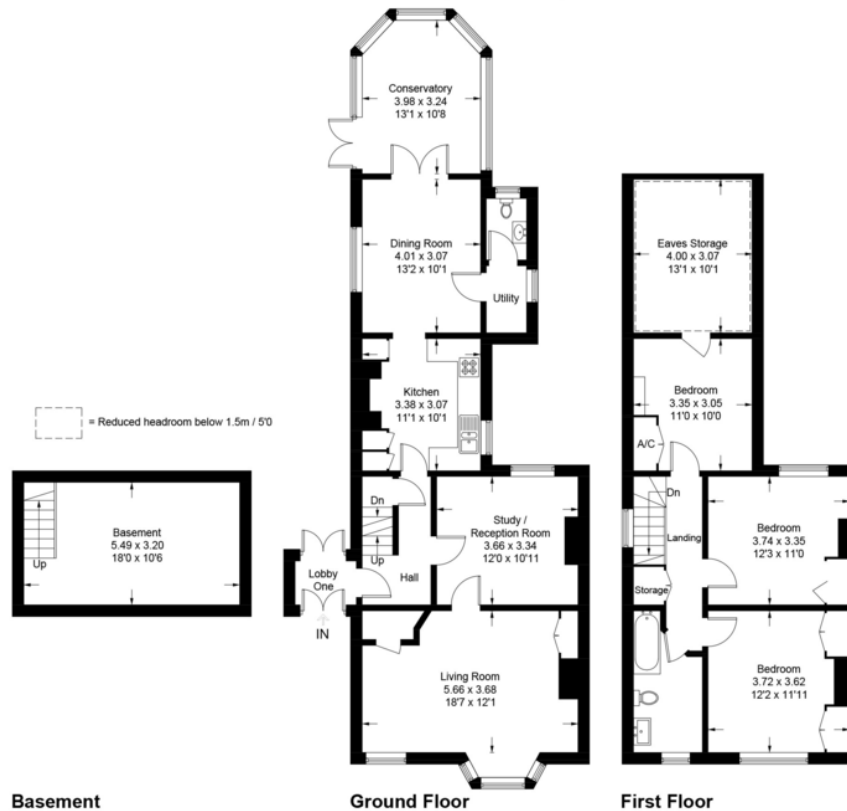
The property is likely to appeal to purchasers seeking a character property in a semi-rural setting that is still within easy reach of the village amenities and a short walk to transport links. It is well situated for London commuting and is approx. 30-minute drive from Gatwick airport. Betchworth village 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.





Elm Villas, RH3

Approximate Gross Internal Area = 136.9 sq m / 1473 sq ft
(Excluding Reduced Headroom & Eaves Storage)
Reduced Headroom & Eaves Storage = 12.4 sq m / 133 sq ft
Basement = 18.1 sq m / 195 sq ft
Total = 167.4 sq m / 1801 sq ft



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. (ID1316444)

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COUNCIL TAX BAND F

TENURE Freehold
LOCAL AUTHORITY
Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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.