



## Warrene House, Wonham Lane.

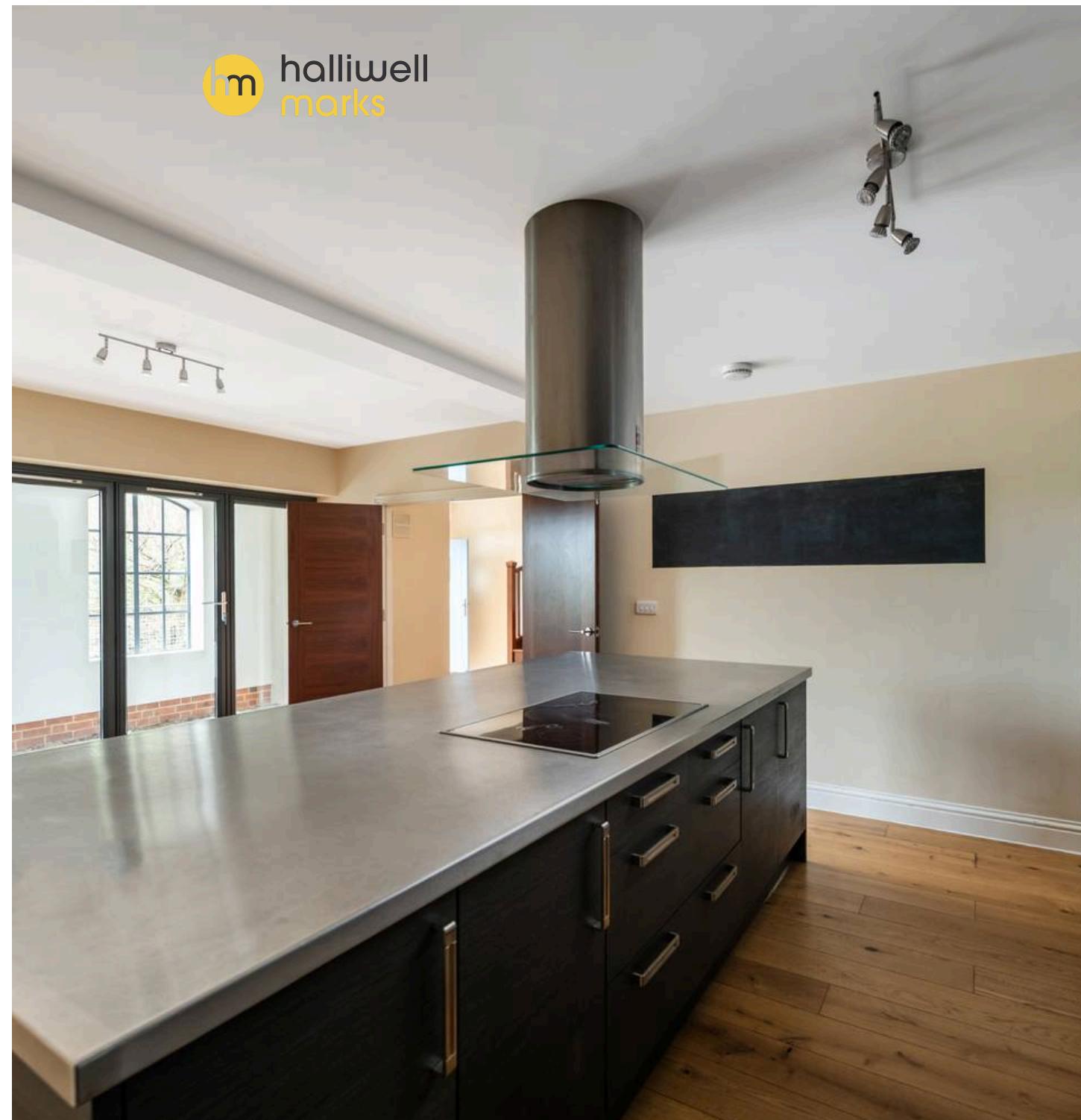
Betchworth

Guide Price £900,000

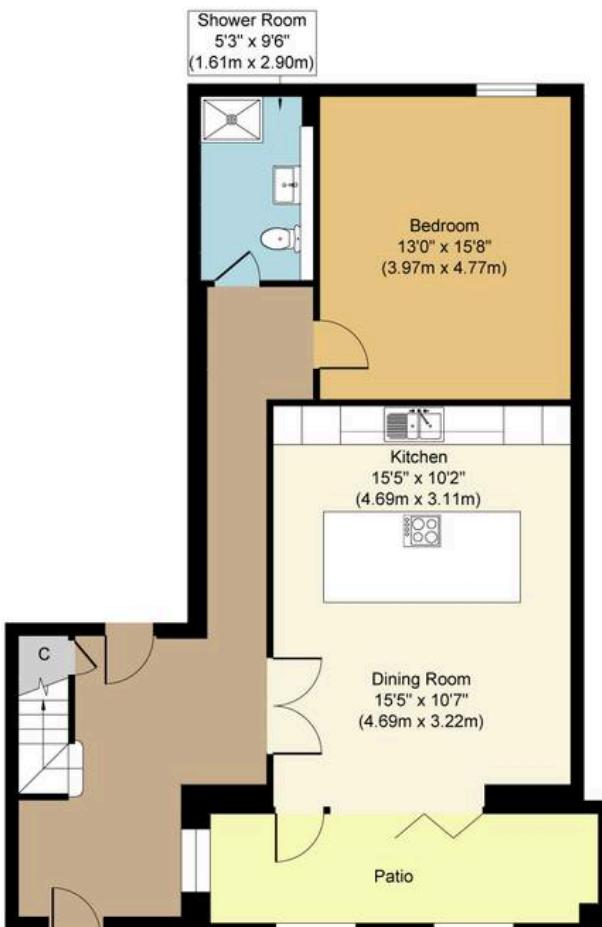
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This superb four-bedroom terraced mews house forms part of a sensitively converted water mill, offering a unique blend of period character and contemporary living in an idyllic rural setting on the banks of the River Mole at Betchworth. Arranged over three spacious floors, the property features four generously sized double bedrooms, two of which benefit from stylish en-suite facilities (ideal for family life or visiting guests). The heart of the home is a large kitchen diner, thoughtfully designed with sleek stainless steel worktops, an impressive island unit, and ample space for both relaxed meals and entertaining. A substantial first-floor lounge provides a welcoming retreat, with semi-enclosed patio garden access and beautiful views across the surrounding countryside (perfect for enjoying the ever-changing landscape). The property also boasts eco-friendly credentials, incorporating a water source heat pump to provide efficient and sustainable heating. Practical features include undercover parking and a basement storage area (ensuring plenty of room for bikes, outdoor equipment, and household essentials). Residents benefit from direct access to picturesque riverside and millpond walks, while the convenience of Betchworth station within 2.5 miles makes commuting to London and the surrounding area straightforward. Located between the vibrant towns of Reigate and Dorking, the property enjoys a tranquil, semi-rural position while remaining within easy reach of local amenities, excellent schools, and a variety of leisure opportunities. The original mill building dates back to around 1740, with historical records indicating a mill on the site since the early 14th century, and was expertly converted into luxury dwellings approximately ten years ago by Jedris Mill Ltd (renowned for their sympathetic approach to period conversions). The property is offered on a leasehold basis under a 999-year lease from 18 January 2015, providing long-term peace of mind for discerning buyers seeking a distinctive home in a sought-after location. Early viewing is highly recommended to appreciate the exceptional quality and unique setting of this outstanding mews house.

Council Tax band: G. Tenure: Leasehold



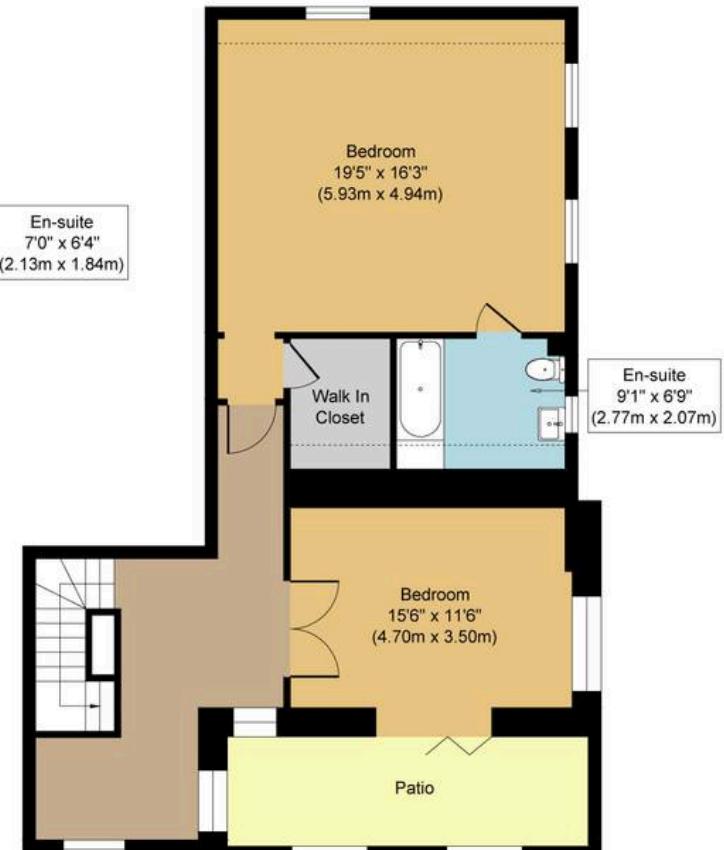




**Ground Floor**  
Approximate Floor Area  
840 sq. ft  
(78.00 sq. m)



**First Floor**  
Approximate Floor Area  
840 sq. ft  
(78.00 sq. m)



**First Floor**  
Approximate Floor Area  
829 sq. ft  
(77.00 sq. m)

## Wonham Lane, RH3

### Approx. Gross Internal Floor Area 2509 sq. ft / 233.00 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.