STONE



Firs Way RH3

£2,199,500

“At Stone, we’re passionate about the unique and awe-inspiring architectural elements that transform houses into dream homes.”

The Stone Family





There is something reassuringly timeless about The Street, one of Betchworth's most characterful lanes where it feels distinctly village-like.

Tucked along here is Firs Way, an exclusive collection of just three detached homes built by respected local developer Brookworth Homes. Purchased from new by its current custodians, this substantial four bedroom house combines the craftsmanship and proportions often sought in traditional homes with the technology and efficiency of contemporary living.

Inside, the detail is apparent. Porcelain floors run through the principal ground floor spaces, while an elegant walnut staircase rises through the centre of the home, creating a strong focal point. The interiors are calm and considered, designed not simply to impress but to work beautifully for everyday life.

At the rear of the house, the kitchen, dining and family room forms a natural heart of the home. Flooded with light and opening directly onto the garden through aluminium bifold doors, it is a space that adapts effortlessly throughout the day. Mornings begin around the island with coffee from the Quooker tap and breakfast before school, while evenings are made for long dinners, open doors and conversation carrying out onto the terrace in warmer months. Overhead, integrated speakers are seamlessly built into the ceiling, enhancing the space.

The kitchen itself reflects Brookworth Homes' commitment to quality. Traditional cabinetry sits alongside premium appliances, including twin full-size Miele ovens, a steam oven, microwave combination oven, integrated dishwasher, Siemens wine cooler, Fisher & Paykel American-style fridge freezer and a Bora induction hob with integrated extraction.



Beyond the open plan living area, the drawing room offers a different atmosphere. Cornicing, a natural stone fireplace and a log-burning stove create a room that feels inviting throughout the year. The study has been thoughtfully enhanced with bespoke fitted cabinetry, creating a practical work-from-home environment.

Upstairs, the sense of quality continues. The principal suite has the feel of a boutique hotel retreat, complete with a fitted dressing room and luxury en-suite bathroom. The remaining bedrooms are all generously proportioned and benefit from fitted wardrobes and bespoke en-suites, making them equally suitable for growing families or guests.

Bathrooms and en suites are beautifully finished with Villeroy & Boch sanitaryware, Minoli tiling and polished chrome fittings. Wet-room style showers and heated towel rails add a practical luxury that becomes part of daily life rather than simply a design feature.

Outside, the landscaped gardens have been designed to complement the architecture without demanding constant maintenance. A generous Indian sandstone terrace spans the width of the rear elevation, creating a natural extension of the living space for summer entertaining. Thoughtful additions including external lighting, power points, and water taps ensure the garden is as functional as it is attractive.










DANSANI





Betchworth itself is a village that strikes a rare balance between rural charm and everyday convenience. Three well-regarded village pubs sit at the heart of the community, while neighbouring Old Road leads to the much-loved Buckland Deli, a local institution known for its excellent coffee, fresh lunches and hidden garden. For a wider choice of restaurants, boutiques and cultural attractions, both Reigate and Dorking are within easy reach, offering everything from independent shops and cafés to acclaimed destinations such as Michelin-starred Sorrel.

For families, the area is particularly appealing. A number of highly regarded schools serve the surrounding villages and nearby towns, while local playgrounds, footpaths and open spaces provide plenty of opportunities for children to explore outdoors. The village atmosphere remains strong, creating the sort of environment where community events, school activities and local traditions still play an important role in daily life.

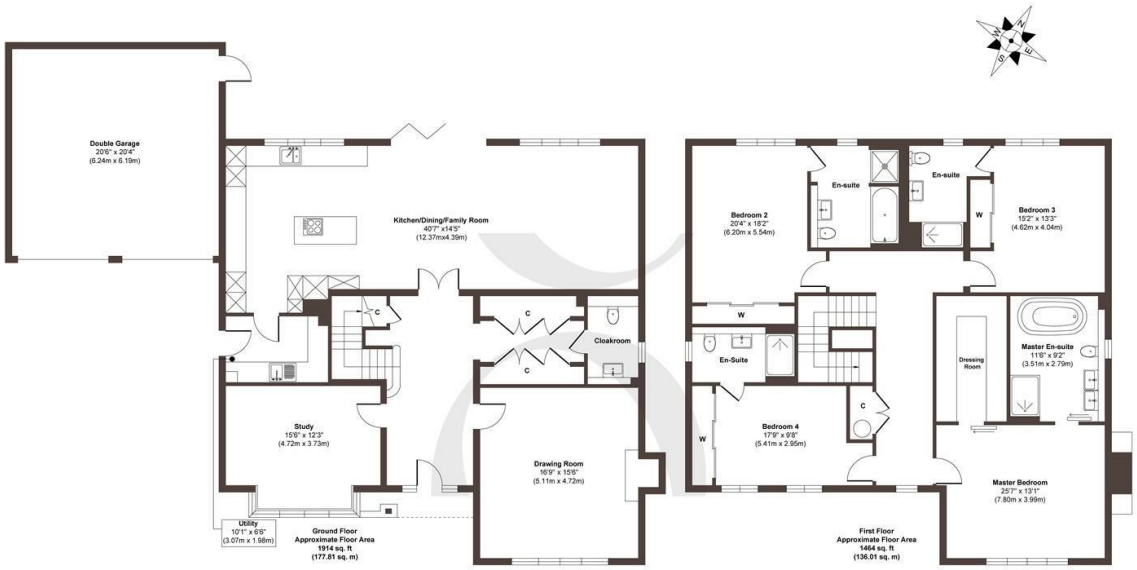
Set beneath the North Downs and on the edge of the Surrey Hills National Landscape, the location is a natural choice for those who enjoy spending time outdoors. Box Hill, Brockham Limeworks Nature Reserve and Leith Hill are all close by, offering exceptional walking, cycling and riding routes. Betchworth Golf Club is nearby, while rail services from Betchworth, Dorking and Reigate provide convenient connections into London, making Firs Way an appealing proposition for commuters seeking countryside surroundings without losing touch with the capital.











Approx. Gross Internal Floor Area 3378 sq. ft / 313.82 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

STONE

The *Details*

- *A home designed for effortless modern living*
- *Substantial four bedroom detached home built by respected local developer Brookworth Homes in 2022*
- *The adjoining utility room keeps the practicalities neatly tucked away*
- *Throughout the property, electric blinds, integrated audio wiring, a Ruckus WiFi network and the sophisticated Control4 smart home system work quietly in the background*
- *A central control panel provides complete oversight, while zoned underfloor heating ensures every room can be tailored to individual comfort*
- *Adding to its sense of ownership and space, the property also includes the lawn directly opposite the front elevation*
- *Increasingly rare for a modern development, this home benefits from no service charges*
- *The detached double garage is equally impressive, featuring automated doors, tiled flooring, power, lighting and a 7.2kW electric vehicle charger*

Energy Performance Certificate (EPC)

Band B

Council Tax Band

G

STONE

Let's *Talk*

01737 301 557
hello@stoneestateagents.co.uk
stoneestateagents.co.uk

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Stone does not give any representations or warranties; nor represent the Seller legally. Stone has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Stone Estate Agents 2023 All rights Reserved