

Barleymow Court, Betchworth

Guide Price £325,000

- NO ONWARD CHAIN
 - ONE DOUBLE BEDROOM
 - GARDEN OVERLOOKING FIELDS
 - UPDATED CONTEMPORARY KITCHEN
 - QUIET CUL DE SAC WITH EASY ACCESS TO SURROUNDING COUNTRYSIDE
 - CLOSE TO BETCHWOTH VILLAGE AMENITIES
 - OFF ROAD PARKING
 - NEW STYLISH BATHROOM
- EPC Rating '73'
- SHORT DRIVE TO DORKING AND REIGATE TOWN CENTRES
 - POTENTIAL TO EXTEND ON THE GROUND FLOOR STPP



NO ONWARD CHAIN A delightful and recently refurbished one double bedroom semi-detached home, peacefully positioned within the sought-after Barley Mow Court development. Enjoying beautiful views across open fields and just a short stroll from the charming village of Betchworth, this attractive home offers the perfect blend of semi-rural living, convenience, and tranquillity, complete with off-road parking.

The accommodation begins with a spacious 16ft living room, featuring a large bay window that floods the space with natural light. Recently fitted carpets provide a fresh and contemporary feel, while the generous proportions offer a blank canvas for the new owner to personalise and make their own. Leading from the living room, the updated kitchen is separated by a sliding door and is fitted with a range of cabinets, ample worktop space, and room for freestanding appliances. Stairs rise from the living room to the first-floor landing, where a useful linen cupboard houses the boiler and provides additional storage and laundry space. The generous principal bedroom measures approximately 11ft and benefits from dual-aspect windows overlooking the garden and surrounding countryside. There is ample space for freestanding furniture, while a built-in cupboard offers excellent storage. Completing the accommodation is the newly fitted bathroom, fitted with a neutral white suite and stylish herringbone-effect flooring, creating a bright and timeless finish. Additional benefits include new internal Oak doors and new windows, fitted in 2026, along with a new boiler and radiators.

An ideal first-time purchase, investment opportunity, or downsize, this charming home enjoys a peaceful setting with countryside views, whilst remaining within easy reach of local amenities and transport links, with the added potential of extending on the ground floor STPP.

Outside

To the front there is an allocated parking space for one car in front of the property with further visitors parking available. A side passage provides access to the house. The delightful enclosed back garden is yet another excellent advantage to this home offering a spacious area of lawn and a patio area where wonderful views can be enjoyed.

Freehold

The property is freehold with common managed areas. There is an annual service charge of £300 payable annually for the upkeep of the communal areas. The property is Council Tax Band C. The property is connected to mains water, electricity, sewage and drainage. There is a broadband connection.

Location

Brockham is 1.5 miles east of Dorking and is highly regarded in 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 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. 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.

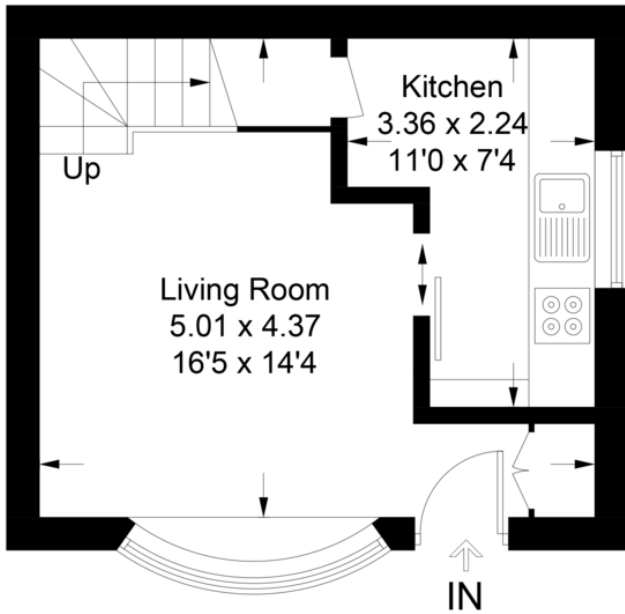
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD. Agents

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.

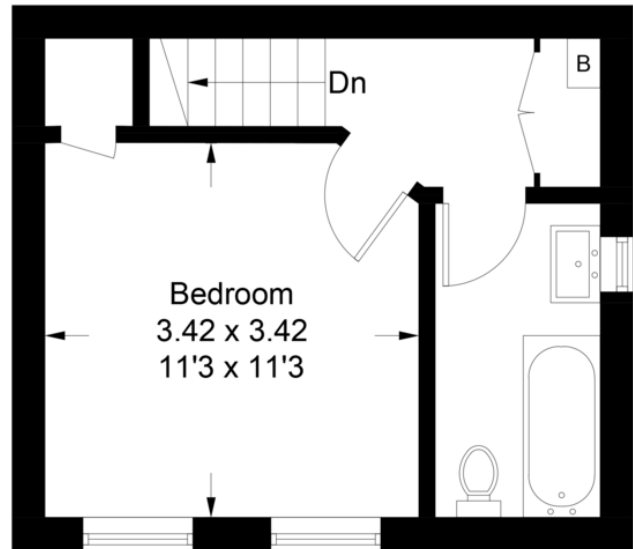


Barley Mow Court, RH3

Approximate Gross Internal Area = 44.1 sq m / 475 sq ft



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. (ID1309574)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band C

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

Cummins House, 62 South Street, Dorking, Surrey, RH4 2HD

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
 01306 776674



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