STONE



The Street RH3

£1,500,000

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

The Stone Family



There are homes that impress from the moment you arrive, and then there are those that reveal something rather special as you step inside.

Water's Edge manages to do both. Discreetly positioned behind electric gates, with an elegant frontage and sweeping in-and-out driveway, this wonderful four-bedroom detached home offers an enviable combination of privacy, beautifully proportioned accommodation and a setting that feels a world away from the everyday.

What makes Water's Edge so compelling is that it offers far more than an attractive home in a desirable village. It offers a particular way of living. The opportunity to enjoy complete privacy, to entertain generously, to work comfortably from home and, perhaps most importantly, to feel connected to the natural world without compromising on convenience.

The entrance hall is wonderfully generous, creating an immediate sense of space and light. But it is what lies beyond that draws the eye. Through a set of double doors, your gaze travels across the principal living space, out towards the garden and, beyond, the gentle waters of a private lake. It is a view that changes with the seasons, and one that quietly becomes part of everyday life here.

The accommodation has been thoughtfully arranged to offer a lovely balance between sociable, open spaces and quieter corners in which to retreat. A dedicated study provides a peaceful place to work from home, while a further reception room offers a multitude of possibilities. Whether imagined as a playroom, snug, occasional guest bedroom or something entirely different, the flexibility is there to suit the changing rhythms of family life. A ground-floor shower room and useful cloak storage add to the practicality of the layout.



At the heart of the home sits a wonderfully expansive sitting and dining room. Bathed in natural light, with French doors and picture windows framing views of the garden and lake beyond, this is a space designed as much for entertaining as for the simple pleasure of being at home. A gas fire brings warmth to cooler evenings, while fitted cabinetry and electric blinds provide thoughtful finishing touches. Flowing naturally from here, the kitchen and breakfast room is both welcoming and practical, with integrated appliances, generous work surfaces and a breakfast bar made for leisurely mornings or a glass of wine while supper is prepared. Garden access and an adjoining utility room, boot room and cloakroom ensure everyday life is equally well catered for.

Upstairs, a lovely landing leads to the bedrooms, each positioned to enjoy the beautiful outlook across the gardens and water. Two generous double bedrooms share a family bathroom, while the principal suite offers something of a sanctuary, complete with a walk-in dressing room and beautifully appointed en-suite featuring a bath, separate shower and twin vanity unit. Yet its greatest luxury is perhaps the simplest: waking each morning to uninterrupted views of the lake, with nothing but the changing light, movement of the trees and quiet beauty of the landscape beyond.

The gardens are, without question, an integral part of the Water's Edge story. A generous terrace provides the perfect setting for long summer lunches and evening drinks, while a hot tub adds a little indulgence and useful outbuildings offer further versatility. From here, the garden gently tapers towards the lake, creating a beautiful transition from the entertaining spaces adjoining the house to the natural tranquillity of the water's edge.

And then there is the pod. Positioned at the bottom of the garden, this rather enchanting retreat offers somewhere to escape with a book, enjoy a morning coffee or simply watch the wildlife and changing seasons unfold. From the first signs of spring to the rich colours of autumn and the stillness of winter, it is a space to enjoy throughout the year. Somewhere to pause, gather your thoughts and appreciate the simple pleasure of doing very little at all.







There is something wonderfully restorative about living beside water. The reflections, the wildlife, the subtle changes in colour and light. No two days look quite the same, and there is always a reason to stop for a moment and take it all in. Water's Edge is a home that invites you to do just that.

Nestled between the market towns of Dorking and Reigate, Betchworth is one of Surrey's most charming villages, where pretty period cottages, leafy lanes and a strong sense of community create an atmosphere that feels reassuringly timeless. The village is home to the much-loved Betchworth Village Shop and Café, a wonderful local hub for everyday essentials and a morning coffee, while The Dolphin offers the quintessential village pub experience. Nearby Brockham, with its picturesque village green, traditional pubs and celebrated community events, adds another layer of village life. The Red Lion at Betchworth is another local favourite, while the surrounding villages offer a tempting collection of independent cafés, country inns and places to enjoy a leisurely Sunday lunch.

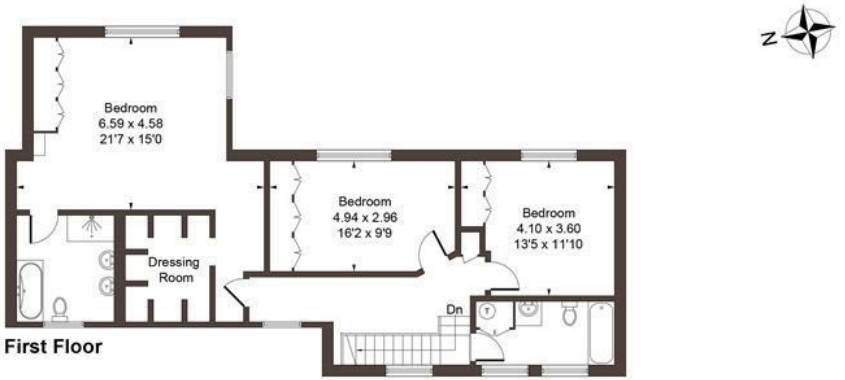
For those who love the outdoors, this part of Surrey is particularly special. The Surrey Hills National Landscape provides an extraordinary natural playground, with beautiful walking routes, cycling trails and far-reaching countryside views almost on the doorstep. Box Hill, with its dramatic chalk slopes and panoramic views, is a particular favourite, while nearby Betchworth Castle and the River Mole offer wonderfully atmospheric places to explore. Head a little further afield and you'll discover the enchanting landscapes of Leith Hill, the National Trust's Polesden Lacey and countless winding lanes connecting some of Surrey's prettiest villages. Whether it's a Sunday morning dog walk, an afternoon exploring with the family or simply finding a quiet spot to enjoy the scenery, there is no shortage of inspiration.

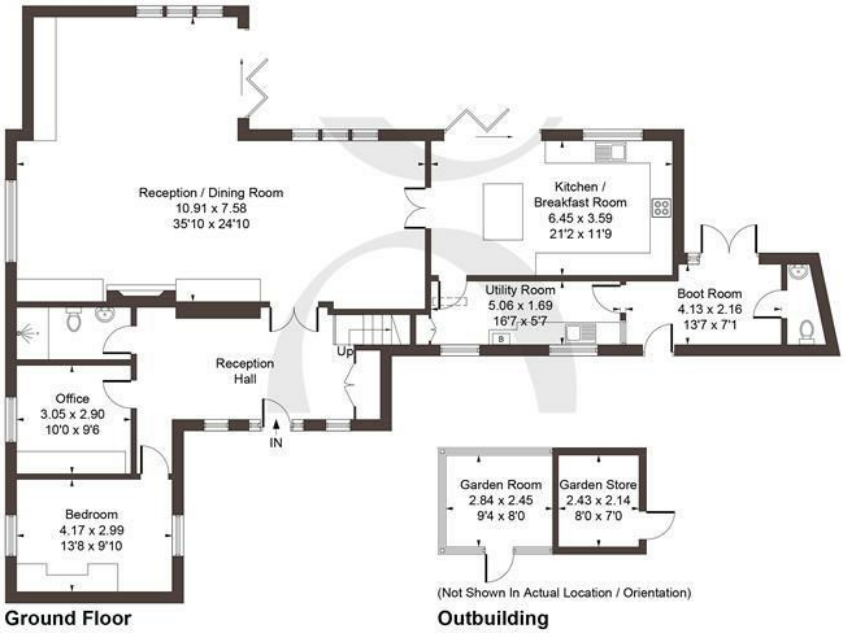
Despite its peaceful setting, Betchworth is exceptionally well placed for everyday life. The nearby towns of Dorking and Reigate offer an excellent selection of independent shops, restaurants, cafés and larger amenities, while the area is well served by respected schools. Betchworth railway station provides local connections, while Dorking and Redhill offer wider rail services towards London and the South Coast. The A25, M25 and Gatwick Airport are also within convenient reach, making this an appealing location for those seeking a genuine countryside lifestyle without feeling disconnected from the world beyond.











Approximate Gross Internal Area = 254.40 sq m / 2738 sq ft
Outbuilding = 12.60 sq m / 136 sq ft
Total = 267.00 sq m / 2874 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by © **The Light Room**

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The *Details*

- *Beautifully presented four-bedroom detached home in an idyllic lakeside setting*
- *Exceptional privacy, with electric gates and an impressive in-and-out driveway*
- *Wonderful sense of space, with beautifully proportioned and flexible accommodation*
- *Expansive, light-filled sitting and dining room overlooking the gardens and lake*
- *Welcoming kitchen and breakfast room, complemented by a utility room and boot room*
- *Versatile additional reception rooms, ideal for home working, guests or family life*
- *Luxurious principal bedroom suite with walk-in dressing room and beautifully appointed en-suite*
- *Enchanting gardens with entertaining terraces, hot tub and captivating lakeside views*
- *Unique garden pod offering a year-round sanctuary to relax, unwind and enjoy nature*
- *Charming Betchworth village setting, perfectly positioned between Dorking and Reigate*

Energy Performance Certificate (EPC)

Band C

Council Tax Band

G

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Let's *Talk*

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