



Cranmer Cottage, Pebblehill Road, Betchworth, Surrey, RH3 7BP



Guide Price £1,295,000

Cranmer Cottage, Pebblehill Road,
Betchworth, Surrey RH3 7BP

A magnificent 4/5 bed detached Blunden Shadbolt designed family home brimming with charm set on a superb private gated plot enjoying far reaching countryside views to the rear situated in a semi-rural locale nestled between the sought after market towns of Reigate & Dorking & close to Betchworth train station.



- Blunden Shadbolt Design
- 4/5 Bed Detached Home
- 4/3 Reception Rooms
- Kitchen Breakfast Room
- Detached Double Garage
- Detached Single Garage
- Gated Entrance & Driveway
- Superb Garden Plot of 1.5 acres
- Far Reaching Rural Views
- Wealth of Charm & Character

DESCRIPTION

Located up on the Eastern slopes of Box Hill and on The North Downs Way is Cranmer Cottage, a magnificent Arts & Crafts style detached family home of unique design penned by the highly regarded and famed local architect Blunden Shadbolt. The house has a lovely & interesting provenance as it was originally the main display feature for Shadbolt at a major London Exhibition and was then moved to its current site for the original owner. It is further believed to have been built using many timbers & building materials reclaimed directly from Archbishop Thomas Cranmer's Palace in Kent. Blunden Shadbolt's homes are now exceptionally highly prized and he has now become known as one of the leading lights of the Arts & Crafts movement of the 1930's and his particular style was to build newly built homes that themselves already looked 300 years old by using many reclaimed timbers & materials from historic properties & local rural buildings that themselves were either in bad repair or being demolished.

The property sits on an elevated private gated plot which measures just under one and a half acres & extends all around the house which then directly backs onto open fields (in which the property has a controlling share) affording far reaching views across the South East. A sweeping carriage driveway with its feature period street lamp provides ample parking & leads to a detached double garage block with a further useful detached single garage/store.

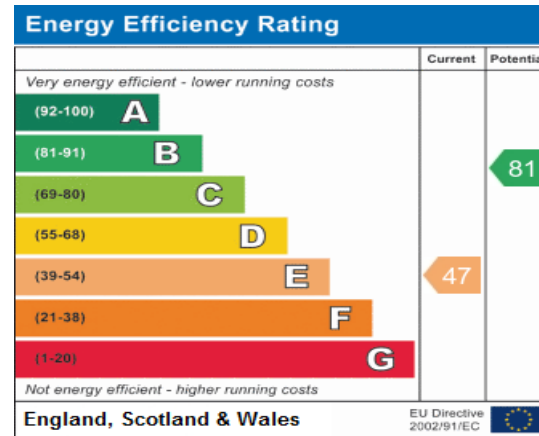
Internally the property has far too more features than can be listed here but stand-out items include the bespoke turning wooden staircase with galleried landing, impressive structural beams throughout and two unique feature conical beehive brick inglenook fireplaces to the main reception rooms.

This truly magnificent home can only truly be appreciated through a personal viewing.

LOCATION Betchworth is a select village hamlet with a history dating back to the Domesday Book being conveniently situated in a pleasant semi-rural setting located equidistant between the larger Surrey market towns of Reigate & Dorking which both offer a plethora of educational, recreational and shopping facilities. The area also provides easy access for the A25, A217 & M25 road networks as well as being easily accessible for Gatwick Airport on the A23/M23. Train commuters are served by a local station at Betchworth or have the option of using the stations at Dorking, Reigate or Redhill.

ROUTE TO VIEW

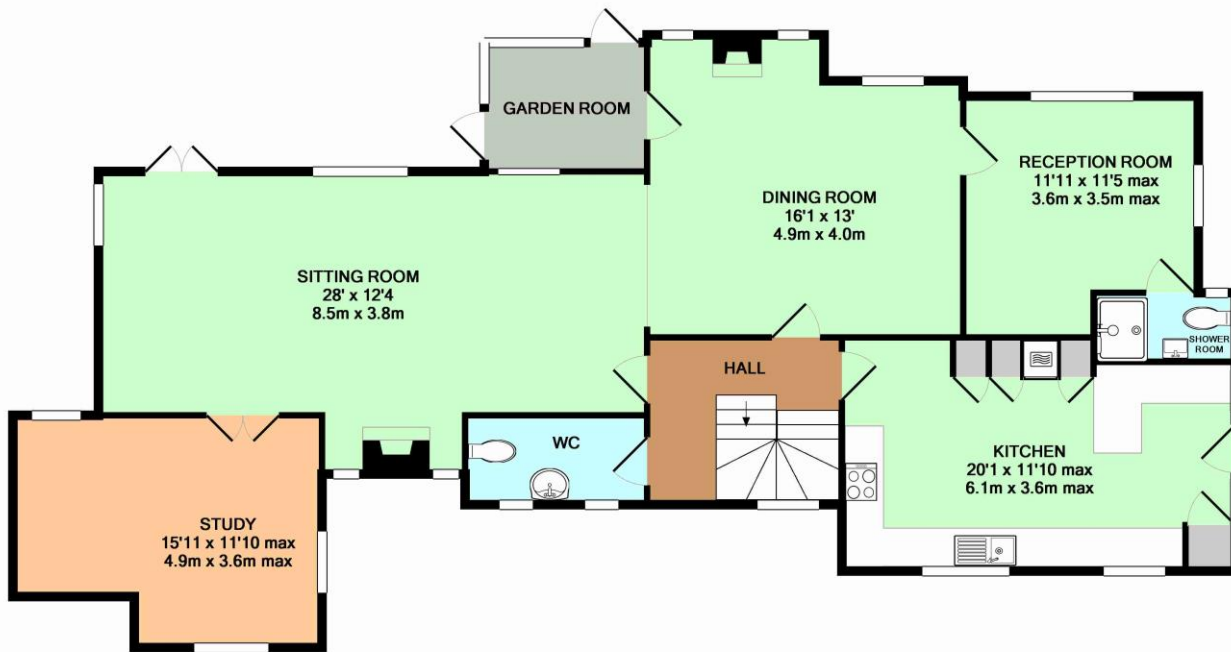
Proceed out of Reigate town centre on the A25 heading West towards Buckland & Dorking. Once you have passed through Buckland, there will be a Shell petrol station on your right whereby you will be turning right at the next roundabout onto Pebblehill Road. Proceed up the hill, passing over the train crossing & passed Betchworth station whereby the property will be found on the right just after a left hand turning "The Coombe" and at the start of a sweeping right hand bend in the road.



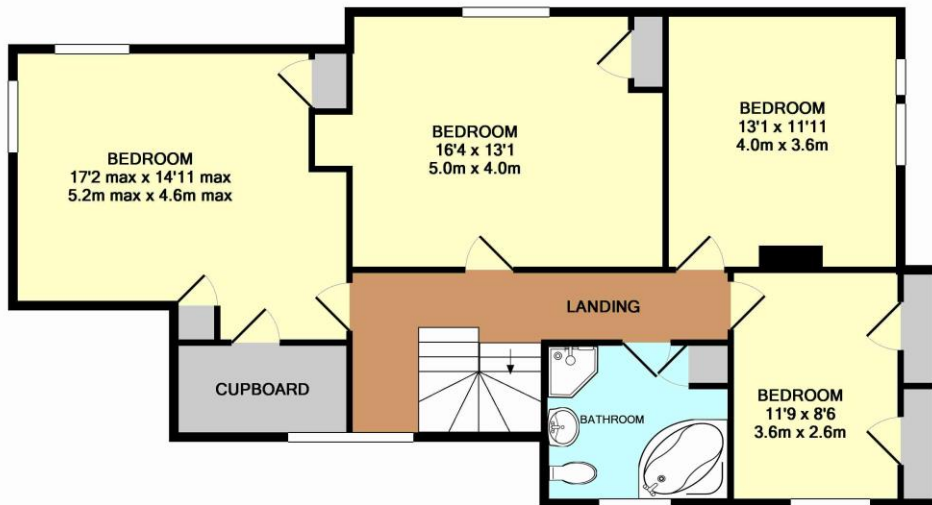
The full EPC is available on request.

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GROUND FLOOR
APPROX. FLOOR
AREA 1366 SQ.FT.
(126.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 989 SQ.FT.
(91.9 SQ.M.)

PEBBLEHILL ROAD
TOTAL APPROX. FLOOR AREA 2354 SQ.FT. (218.7 SQ.M.)
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SKETCH ROOM LAYOUTS - FOR IDENTIFICATION ONLY - Measurements and location of rooms, windows, doors etc is approximate and should not be relied upon - © Howard Cundey



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