



## The Coombe, Betchworth

Guide Price £625,000

EPC Rating '70'

- TWO/THREE BEDROOMS
- PERIOD FEATURES
- DRIVEWAY PARKING
- KITCHEN/DINING ROOM
- 21 FT UTILITY ROOM & STUDY
- CLOSE TO BETCHWORTH TRAIN STATION
- CLOSE TO NORTH DOWNS WALKS
- GREAT VIEWS
- SITTING ROOM
- 175 FT REAR GARDEN



A well-presented two/three bedroom cottage situated within Betchworth offering period features and a delightful 200ft rear garden with picturesque views across The North Downs Way. The property is in a semi-rural location, within walking distance from Betchworth train station. The property is in a highly regarded semi-rural location, within walking distance from everything the wonderful village of Betchworth has to offer, including Betchworth train station, Post Office, garden centre and miles of stunning open countryside.

Stepping through the doorway takes you into a well-proportioned 15'5 ft x 11'11 ft front aspect sitting room with a charming, dual fuel wood burner and built in under stairs storage. The generous kitchen/breakfast room offers a full range of cabinetry, complemented by worktops, space for appliances. The room is flooded with natural light thanks to the two large windows and rear door leading out to the pretty rear garden. Next is the 21 ft extremely flexible and useful side extension. The first part is currently used as a utility area with sink, fitted units and space with plumbing for washing machine and fridge/freezer. The second part is laid out as a study but could have several uses such as a children's playroom or even an occasional bedroom for guests.

Stairs rise to the first-floor landing leading to the bedrooms and loft access. The master bedroom is an excellent size with a feature fireplace and space for wardrobes. Next is the second bedroom which is another double with views over the rear garden. The third bedroom is a larger than average single, currently used as a dressing room. The family bathroom with three-piece suite finishes off the internal accommodation. Another benefit is new double-glazed windows fitted in November 2022.

#### Outside

At the front of the property there is a pretty garden with a picket fence. Adjacent is the driveway providing parking for 1 car and a useful side access to the rear garden. Council Tax E.

The current owners also park a second car in front of the property on the lane. The rear garden measures close to 200 ft in length and is yet another wonderful feature of this property. Over their years of ownership, the owners have invested many hours into creating a wonderful space that can be used throughout the day with several different areas to be enjoyed - three key spaces perfect for entertaining guests, hosting summer barbecues or simply sitting at the top of the garden, enjoying the delightful views. In addition, there is a useful brick-built storage shed and outbuilding that has power so with some work could be a useful home office or a delightful summer house.

#### Location

The Coombe is situated on the edge of the picturesque village of Betchworth. It is equidistant between Dorking and Reigate (approximately 3.5 miles), and has several good schools nearby, both state and independent, for all ages. For golfers, local courses include Reigate Heath, Betchworth Park, Walton Heath and the RAC Club at Epsom. Betchworth Station is a short walk away offering a regular service with direct trains to Gatwick Airport and onward to London in 25 minutes from Redhill and further afield to places like Bedford using the Thameslink Service from Redhill. The Coombe offers direct access onto the North Downs Way and Pilgrims Way offering miles of stunning open countryside, ideal for dog walking and riding enthusiasts. Further footpaths take you up to the top of Box Hill and the open areas of the National Trust land at Headley (the now famous route of the Olympic cycle race). Betchworth village has a Post Office and general store, local infant school and two public houses. Gatwick Airport is approximately 20 minutes by car and the M25 at Junctions 8 and 9 are both approximately 4 miles away. The lovely south coast and Brighton are 39 miles away.

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

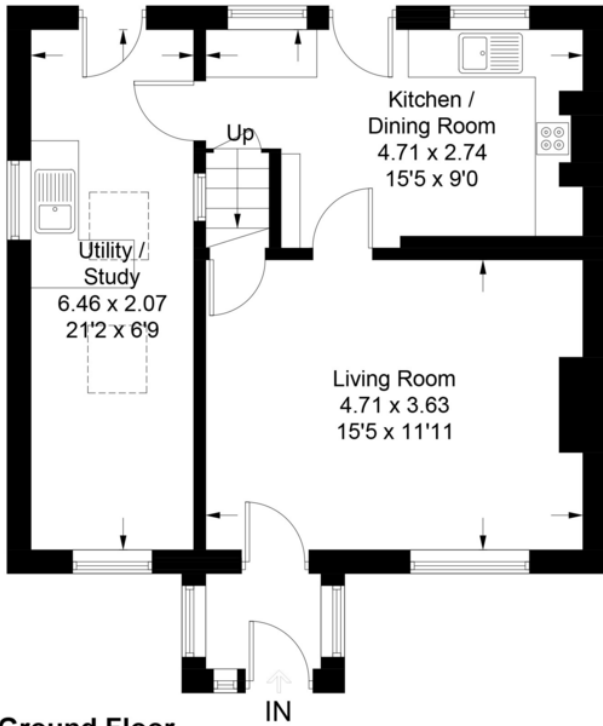
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.

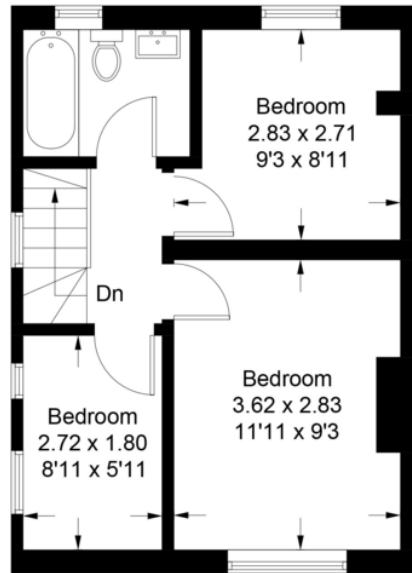


## The Coombe RH3

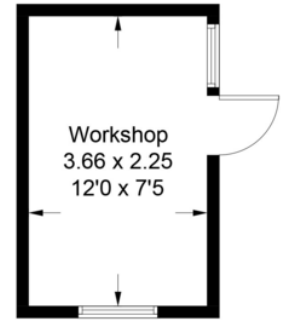
Approximate Gross Internal Area = 79.2 sq m / 852 sq ft  
 Outbuilding = 10.3 sq m / 111 sq ft  
 Total = 89.5 sq m / 963 sq ft



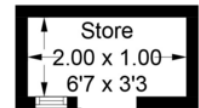
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86   B    |
| 69-80 | C             | 70   c  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### COUNCIL TAX BAND

Tax Band E

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)  
[sales@seymours-dorking.co.uk](mailto:sales@seymours-dorking.co.uk)  
 01306 776674

