

## The Coombe, Betchworth

Guide Price £725,000

EPC Rating '63'

- DETACHED COTTAGE
- PERIOD FEATURES
- DRIVEWAY PARKING
- VAULTED KITCHEN/DINING ROOM
- MEZZANINE
- VAULTED LIVING ROOM
- MASTER WITH ENSUITE & DRESSING ROOM
- PRETTY REAR GARDEN
- WITHIN SHORT WALK OF BETCHWORTH TRAIN STATION
- NORTH DOWNS WALKS ON YOUR DOORSTEP



A beautifully presented two double bedroom detached cottage situated within Betchworth and offering a wonderful blend of period features with a contemporary touch, a delightful garden and off-road parking. Located within 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, public houses and miles of stunning open countryside.

The front door of this charming cottage opens into a spacious hallway, providing access to all accommodation and the staircase to the first floor. The kitchen/dining room has been tastefully extended to create a large, vaulted space which boasts a mezzanine level, providing an abundance of natural light and an airy atmosphere. The modern and stylish kitchen has been fitted with a range of base and eye level shaker cabinets, complemented by wood worktops and a selection of integrated appliances, making it perfect for entertaining friends and family. The living room is a cosy and inviting space, yet an impressive 18ft x 17'6ft, featuring a vaulted ceiling, open fireplace and doors leading out into the well-manicured garden, providing a perfect place to relax and unwind.

The second bedroom is located on the ground floor, providing easy access and convenience for guests or older relatives to stay. This bedroom is serviced by a family bathroom which has been finished to a high standard.

Stairs rise to the first floor, leading to the master bedroom. The bedroom is a spacious and comfortable 13'3ft x 10'6ft, featuring an ensuite shower room and dressing room. Another charming feature is an internal window overlooking the living room, providing an unimpeded view the characterful beams.

#### Outside

To the front of the property, there is off street parking for one vehicle and additional street parking, ideal for visitors. It is worth noting that should further off street parking be desired, there is an area at the rear of the garden where this could be created (STPP). To the rear, the property benefits from a well-maintained garden, mostly laid to lawn and bordered by mature trees and shrubs. A patio provides space for outdoor entertaining, or simply enjoying in the warmer months.

#### 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.

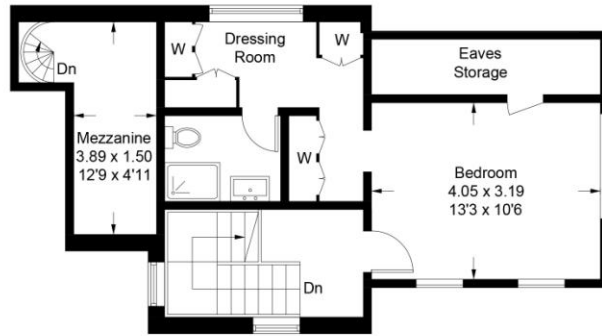
**FIXTURES & FITTINGS** - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

**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.

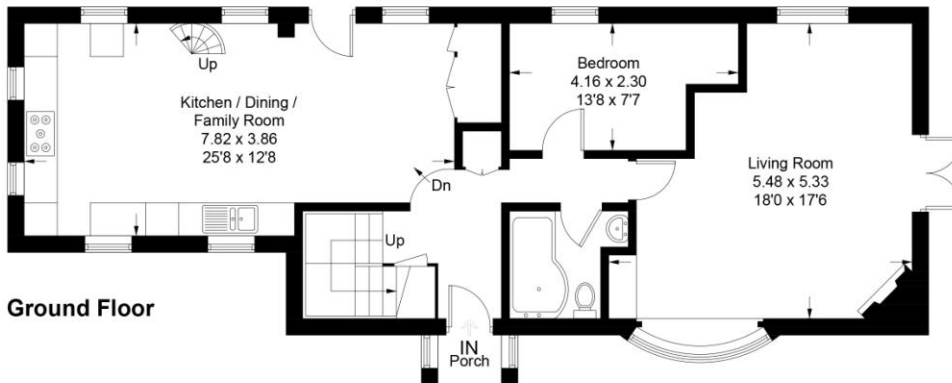


# The Coombe, RH3

Approximate Gross Internal Area  
124.1 sq m / 1336 sq ft



**First Floor**



**Ground 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. (ID945930)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   c
55-68	D	63   d	
39-54	E		
21-38	F		
1-20	G		

## COUNCIL TAX BAND

Tax Band F

## TENURE

Freehold

## LOCAL AUTHORITY

Mole Valley District Council

## CONTACT

Cummins House, 62 South  
Street, Dorking, Surrey,  
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