



Morden Grange

Old Reigate Road, Betchworth

£399,950

Property Features

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- PERIOD FEATURES
- LARGE COMMUNAL GARDEN
- BETCHWORTH VILLAGE LOCATION
- NO CHAIN
- WALKING DISTANCE TO OPEN COUNTRYSIDE
- GARAGE AND PARKING
- WALKING DISTANCE TO SHOP AND VILLAGE SCHOOL
- 20 FT LIVING ROOM



Full Description

NO ONWARD CHAIN A delightful two double bedroom 1st floor apartment which forms part of a substantial Victorian country house located in the heart of Betchworth village, close to the village shop, famous Dolphin pub and lots of stunning countryside.

This large 1st floor apartment benefits from many original period features and enjoys views over the communal grounds and countryside beyond from the principal reception room. On the ground floor, there is an impressive communal entrance hall with an elegant galleried staircase leading to the 1st floor. A private front door then opens into the apartment and reveals a large reception hall which leads to all the rooms. The well-proportioned accommodation of over 900 sq ft starts with the kitchen which is fitted with a range of eye and base level cupboard and drawers with room for a range of appliances and lots of worktop space. Next is the large 20ft living room which benefits from two large windows with views over the gardens, plus a feature fireplace. The Master bedroom is a large room which benefits from lots of natural light thanks to two large sash style windows. Bedroom two is another lovely size room. Both rooms have room for a double bed and boast a feature fireplace which adds a real sense of charm to these rooms. The bathroom is fitted with a modern white suite with a bath and overhead shower. Other benefits include gas fired central heating and sash style windows.

Outside

The mature South facing communal gardens and grounds are a particular feature of the property and are maintained to a very high standard including a large lawn and many mature specimen shrubs and trees.

Parking and Garage

The shingle driveway leads to residents and visitors parking and, with this apartment, there is also a large garage with power and lighting.

Share of Freehold

The property is a Share of Freehold with a service charge of £133.60 per month plus a £25 per charge for cleaning of communal areas. Full information is available upon request. There is a 199 year lease.

Location

The property is likely to appeal to purchasers seeking a character property in a semi-rural setting that is still within easy reach of the village amenities and a short walk to transport links. It is well situated for London commuting and is approx. 30-minute drive from Gatwick airport. Betchworth village sits at the base of Box Hill and Leith Hill National Trust areas, part of the Surrey Hills area of outstanding natural beauty. It is equidistant, 4 miles either way, between the sought after market towns of Reigate and Dorking. The area is particularly renowned for the surrounding countryside with its wonderful walks, bridleways and outdoor pursuits. The village offers a shop, pubs, Church, school and train station. 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. Betchworth train station is under 0.5 miles away.

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

FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings

MISREPRESENTATION ACT – These particulars are for guidance only and do not form any part of any contract.

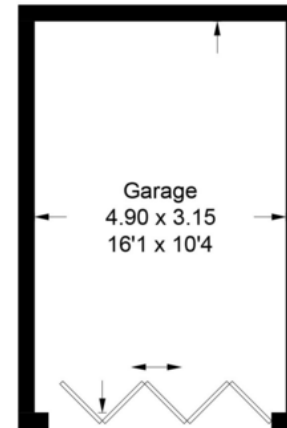
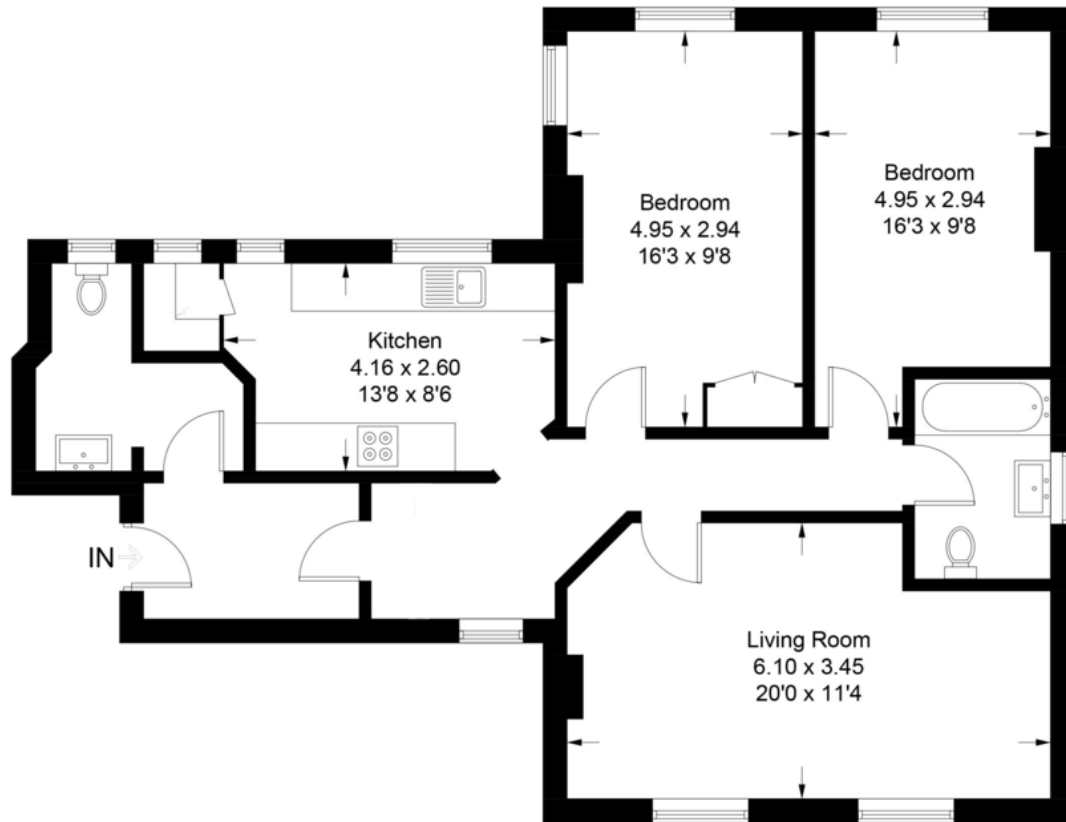




Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Morden Grange, RH3

Approximate Gross Internal Area = 85.1 sq m / 916 sq ft
Garage = 15.4 sq m / 166 sq ft
Total = 100.5 sq m / 1082 sq ft



Second Floor

(Not Shown In Actual Location / Orientation)

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. (ID982385)

COUNCIL TAX BAND

C

TENURE

Share of Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements