



Barleymow Court

Betchworth

Guide Price £650,000

Property Features

- THREE LARGE BEDROOMS
- STUNNING OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- BETCHWORTH VILLAGE LOCATION
- SEPARATE STUDY
- OFF ROAD PARKING FOR TWO CARS
- ENCLOSED REAR GARDEN BACKING ONTO FIELDS
- SHORT WALK TO VILLAGE SHOP, PUBS AND TRAIN STATION
- DOWNSTAIRS W/C
- REFURBISHED THROUGHOUT
- CLOSE TO MILES OF STUNNING, OPEN COUNTRYSIDE ON YOUR DOORSTEP



Full Description

A beautifully presented, modern, three-bedroom family house, offering spacious and versatile open plan living, driveway parking and enclosed rear garden. Located in a popular, quiet cul-de-sac in the heart of Betchworth, within walking distance of everything the wonderful village has to offer.

The accommodation starts in the bright and welcoming entrance hall which sets the tone for the properties impeccable style and timeless elegance throughout. The recently refurbished open plan kitchen/dining/sitting room has been designed for entertaining and to form the heart of the home whilst taking full advantage of the garden views out. This multi-functional space has been split into cleverly designated zones with the sitting room occupying the central part of the space and the formal dining area at the rear. The kitchen has been meticulously designed and has been finished with a full range of contemporary shaker style units, integrated appliances, inset sink drainer and wooden worktops which wrap round to extend out into a breakfast bar. The full width bi folding doors flood the room with natural light and provide a wonderful backdrop of the garden. The bright front aspect study which benefits from clever storage could be utilised as a home office for a dedicated place for remote working. Finishing off the ground floor accommodation is the useful downstairs toilet with basin.

Upstairs the landing leads to three good sized double bedrooms which have a wonderfully bright and airy feel to them. The main bedroom offers wall to wall sliding wardrobes, perfect for all your storage solutions whilst bedroom two has been fitted with two built-in wardrobes. The family bathroom has been finished off to a very high standard and has been fitted with a contemporary white suite with bath and overhead shower as well as a useful vanity unit.

Outside

To the front of the property there is off-road parking for two cars. There is also an area of lawn with a path leading up to the front of the property. The rear garden is one of the many features of this property and begins with a large patio which spans the width of the house and seamlessly connects to the inside living space. There are two generous areas of lawn which are fully fence enclosed, creating a wonderfully private space to enjoy in the warmer months.

There is an annual service charge of £300 to maintain the road.

Outbuilding – 18'5 x 6'8

At the top of the garden is a very cleverly designed storage shed, ideal for housing garden essentials and bikes.

Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection.

Location

The property is likely to appeal to purchasers seeking a 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.

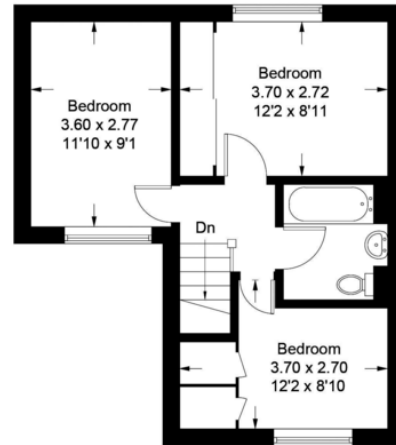




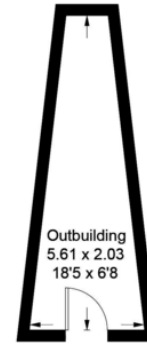
Approximate Gross Internal Area = 94.8 sq m / 1020 sq ft
 Outbuilding = 7.8 sq m / 84 sq ft
 Total = 102.6 sq m / 1104 sq ft



Ground Floor



First 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 decisions reliant upon them. (ID422234)

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COUNCIL TAX BAND

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TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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