



# WATERS EDGE





Seymours

## WATERS EDGE

THE STREET, BETCHWORTH, RH3 7DJ

A beautifully presented and luxuriously finished family modern home, offering flexible accommodation with the majority of the rooms enjoying wonderful views over the property's impressive, landscaped gardens, which lead down to a private waterside.

FOUR BEDROOMS

OUTSTANDING LANDSCAPED  
GARDENS APPROACHING HALF  
AN ACRE

FITTED KITCHEN/  
BREAKFAST ROOM

35FT TRIPLE ASPECT LIVING/  
DINING ROOM

OFFICE (WHICH COULD BE USED  
AS AN ADDITIONAL BEDROOM)

MODERN DOWNSTAIRS  
SHOWER ROOM

UTILITY & BOOT ROOM

MASTER BEDROOM WITH  
STUNNING VIEWS, DRESSING  
ROOM & EN-SUITE BATHROOM

NEW ELECTRIC GATES & PARKING  
FOR SEVERAL VEHICLES

3RD SHARE OF A PRIVATE LAKE





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**THE GROUND FLOOR** The versatile layout begins with a substantial oak front door which leads into a welcoming entrance hall where you are instantly impressed by the amount of space on offer and further provides access to all the downstairs accommodation, including a convenient floor-to-ceiling storage closet.

Glazed double doors lead into the outstanding living/dining room with a wonderful aspect over the grounds. This fantastic living space provides great potential for entertaining given the fact that it has bi-folding doors that lead straight out to the sun terrace overlooking the grounds. There is a large feature log-effect gas fire, flush mounted to the wall, fronted by a large, glazed viewing area and also a range of bespoke fitted display cupboards and shelves. The dining space has room for a large 12-seater table and chairs with large windows flooding the room with plenty of natural light.

Connecting seamlessly to this room is the open plan kitchen/breakfast room. Adorned with a range of high gloss base and eye-level units, the kitchen is enriched with top-of-the-line integrated appliances, including a double oven and dishwasher. A separate breakfast bar offers additional storage and serves as the perfect hub for family gatherings. Bi-folding doors offer delightful views of the garden and bathe the space with an abundance of natural light.

The kitchen, which features high gloss white cupboards and quartz work surfaces, has been very well appointed with an array of kitchen appliances. The utility room has a range of units and houses a Worcester boiler. A glazed door leads into the 'boot room', providing access to the front and rear, plus another WC.

There is a luxuriously appointed ground floor shower/cloakroom, as well as an office that has been fitted with storage cabinets and shelving, making it an ideal space for home working. Finishing off the ground floor accommodation is a further versatile reception room which could be used as a fourth bedroom if required.





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**THE FIRST FLOOR** On the first floor, there are three double bedrooms. The master suite stands out with its breathtaking view of the garden and lake, along with a spacious walk-in dressing room and a luxuriously appointed bathroom featuring a separate shower enclosure and 'his and her' basins. The two additional double bedrooms also offer garden views and come with fitted wardrobes. Servicing these bedrooms is a modern family bathroom, completing the upstairs accommodation.



**OUTSIDE** To the front of Waters Edge, there is a gravel 'in and out' driveway with generous parking for several vehicles. The front boundary is defined by a brick wall which adds to the sense of privacy and seclusion.

The rear grounds are a stand-out feature, meticulously landscaped and well-maintained over the years. They include sweeping lawns adorned with well-stocked flower and shrub beds, and meadow flowers. A wide sun terrace extends to the rear of the house, complemented by an ornamental pond. A 7-seater ornate garden sphere offers a sheltered spot to enjoy lake views with family and friends. In addition, there's a garden room and garden store. The grounds descend to the water's edge of the lake, covering a total plot of about 0.5 acres.

**COUNCIL TAX & UTILITIES:** This property falls under Council Tax Band G. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection.



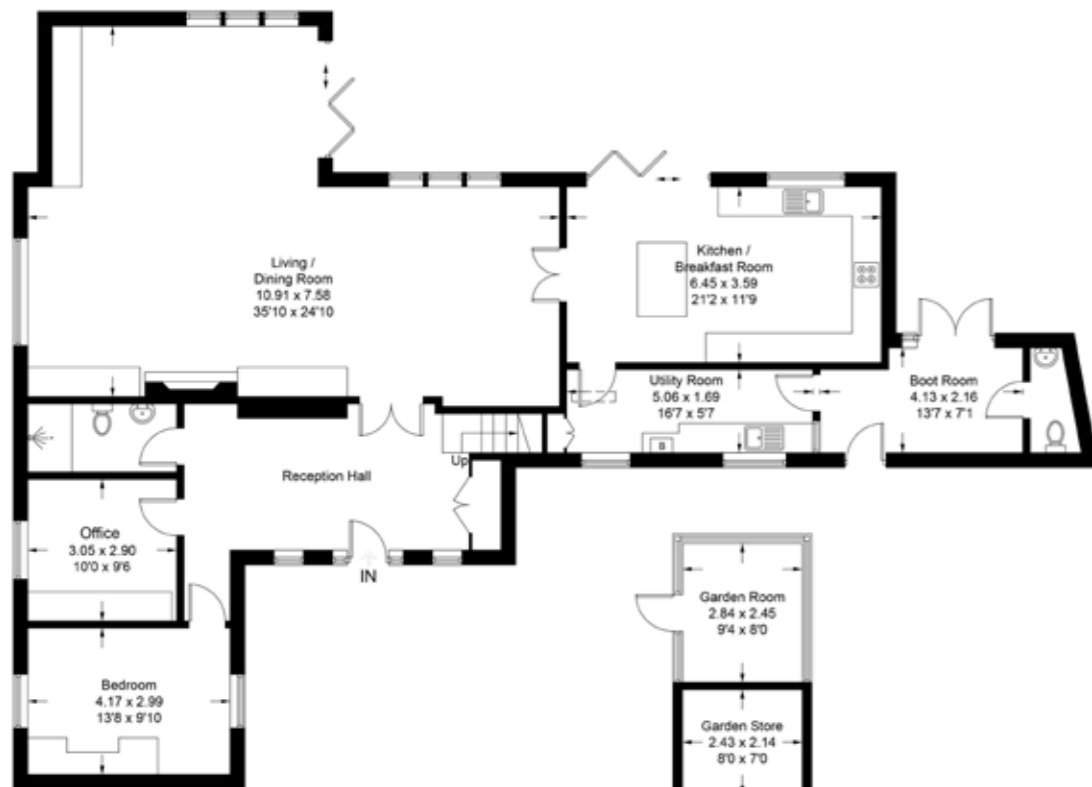
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**LOCATION** The property is likely to appeal to purchasers seeking a property in a semi-rural setting that is still within easy reach of Betchworth village amenities and a short walk to transport links. It is well situated for London commuting and 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.



# The Street, RH3

Approximate Gross Internal Area = 254.4 sq m / 2738 sq ft  
Outbuilding = 12.6 sq m / 136 sq ft  
Total = 267.0 sq m / 2874 sq ft



Ground Floor

First 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. (ID1080773)





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

**FIXTURES & 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.

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