



## Barleymow Court

Betchworth

**Guide Price £425,000**

### Property Features

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- END OF TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING & VISITOR BAYS
- REAR GARDEN WITH VIEWS OVER OPEN FIELDS
- UPDATED KITCHEN
- POTENTIAL TO EXTEND AT THE REAR STPP
- MULTI FUNCTIONAL LIVING/DINING ROOM LEADING OUT TO GARDEN
- STYLISH FAMILY BATHROOM
- QUIET CUL-DE-SAC LOCATION
- SHORT WALK TO VILLAGE SHOP, PUBS AND TRAIN STATION





# Full Description

A beautifully presented, end-of-terrace home offering the perfect blend of contemporary style in a semi-rural location. Featuring two spacious bedrooms, a large open plan living/dining area and a private garden extending to approximately 15m with stunning views over open fields, this property is located in a quiet cul-de-sac in the heart of Betchworth. Within walking distance of all the amenities this wonderful village has to offer, it's an ideal choice for those seeking comfort, convenience and countryside charm.

The property begins in a welcoming hallway which sets the tone for the properties impeccable attention to detail with understairs storage and access to all key rooms. The kitchen sits at the front of the property and boasts a full range of contemporary units, integrated appliances, an inset sink drainer and wooden worktops, all carefully arranged to maximize space and functionality. At the rear is the open plan living/dining room which has been thoughtfully designed to create a welcoming space for entertaining and everyday living. This multi-functional area accommodates a large L-shaped sofa overlooking the garden and a dedicated dining space for family meals.

Upstairs, the landing leads to two generously sized double bedrooms, both bright and airy. The main bedroom enjoys stunning views across farmland and offers ample space for wardrobes, while bedroom two includes a built-in wardrobe and convenient linen closet. The family bathroom has been finished to an exceptional standard, featuring a contemporary white suite, a bath with overhead rainfall shower and a stylish vanity unit. Another feature of this property is the potential to extend to the rear STPP.

## Outside

To the front, the property benefits from off-road parking for one car with additional parking opposite. There is also a neatly lawned area with a pathway to the entrance as well as a side access gate to the rear garden. A standout feature, the rear garden begins with a large patio spanning the width of the house, seamlessly connecting indoor and outdoor living spaces. Beyond the patio lies a generous lawn, fully enclosed for privacy, with side access for added convenience-all framed by picturesque views of open fields.

PLEASE NOTE: The property boundary extends into the field at the rear, ensuring development on this land is not possible. The owners of Barleymow Court pay a service charge of £300 per year for the upkeep of both the private road and field. This is paid in quarterly instalments.

## 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.

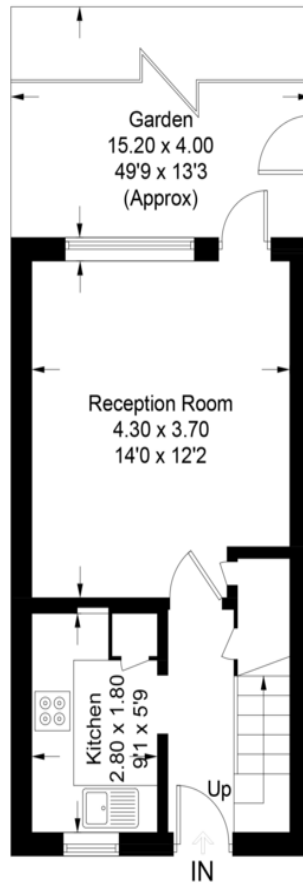




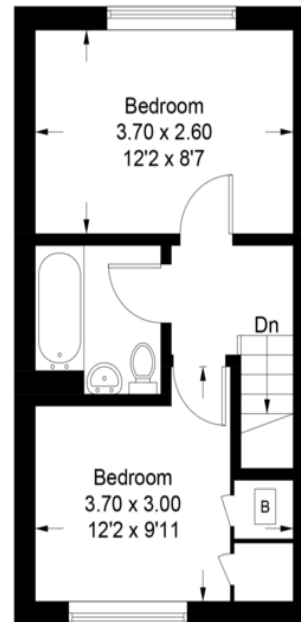


## Barley Mow Court, RH3

Approximate Gross Internal Area = 54 sq m / 578 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. (ID1259162)

### COUNCIL TAX BAND

D

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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

Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. 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.

### CONTACT

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