

# 8 Betchworth Place

Reigate Road, Dorking, Surrey



Jackson-Stops  
& Staff



People **Property** Places

# Luxurious modern home in a select and convenient position

## The Property

Betchworth Place was built in the last 4 years by Shanly Homes to an incredibly high standard comprising just eleven select homes. The property is an end of terrace house with extremely attractive front and rear elevations and the standard of finish throughout is exemplary. The spacious and well planned accommodation is arranged over three floors comprising a lovely reception hall with solid oak flooring providing access to the cloakroom/garage (with fully tiled floor and space and plumbing for washing machine and dryer) and kitchen. The contemporary kitchen/dining room is luxuriously and comprehensively fitted with quality furniture and integrated appliances all complemented by white composite stonework surfaces. The dining area has a lovely outlook with French doors leading out to the well kept garden. There is an abundance of light on offer given the south westerly aspect.

To the first floor, there is a pleasant sitting room with access to the balcony which enjoys a delightful aspect over the garden and also to the north west towards Box Hill. There are two bedrooms, both enjoying wonderful North Downs views, bedroom 3 benefitting from built-in wardrobes and a Juliet balcony. There is a luxuriously appointed bathroom suite with separate shower. To the second floor, there are two double bedrooms, both with built-in wardrobes and superbly appointed en-suite facilities. Outside, the rear garden is a notable feature being one of the larger gardens in the close yet ideal for low maintenance. There is a full width terrace making for an extremely comfortable seating area - the remainder is laid to lawn with attractive borders to two sides and established rear conifer boundary providing seclusion. There is a contemporary water feature, outdoor lighting and a useful side access. To the front, there is a small lawned area, a brick block driveway providing parking, and access to the garage with electric up and over door.

## Features

- Entrance hall
- Cloakroom
- Luxury kitchen/dining room
- First floor landing
- Sitting room with balcony
- Superbly appointed bathroom suite
- Bedroom 3 with Juliet balcony
- Bedroom 4
- Second floor landing
- Master bedroom with luxury en-suite facilities
- Bedroom 2 with luxury en-suite facilities
- Built-in wardrobes to most bedrooms
- Integral garage
- South westerly aspect rear garden
- Front garden
- Off street parking
- Visitor parking
- Views of Box Hill

## Distances

- Dorking town centre 0.8 of a mile
- Dorking main station 0.8 of a mile
- Reigate 5 miles
- M25 J.9 (Leatherhead) 6 miles

Distances approximate

**Guide Price £699,950**



## Location

The property enjoys a mature, private and tucked away location on the eastern side of Dorking, yet is highly convenient for the town centre. The property is well located for ease of access to Dorking mainline station which provides services to both London Victoria and Waterloo. Dorking Deepdene station has services from Redhill to Reading. The Ashcombe School is located close by and the town centre is within walking distance and offers a good range of high quality individual and mainstream shops, popular restaurants, cafes and bars. The Dorking Halls hosts numerous quality cultural events and there is an excellent leisure centre. Box Hill, which forms part of the North Downs, is to the north of Dorking and can be viewed from the property. The countryside in the general vicinity is much admired and is ideal for the riding and walking enthusiast. There is a recently opened Tesco Express store just a few minutes' walk away.

## Property Information

**Postcode** RH4 1BF

**Services** All mains services connected

**Local Authorities** Mole Valley District Council, Tel. 01306 885001

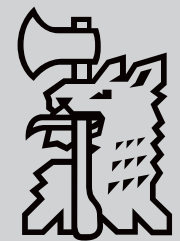
Surrey County Council, Tel. 0208 541 8800

## Directions

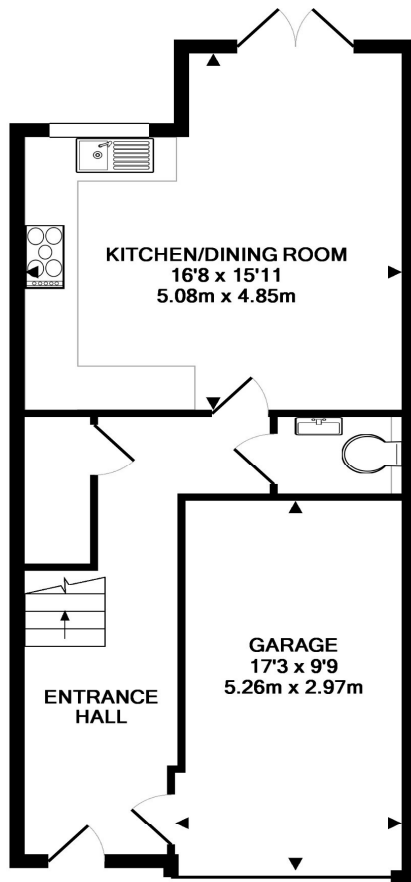
From Dorking High Street, proceed in an easterly direction towards the Deepdene roundabout. Carry on straight over the roundabout onto Reigate Road passing the Tesco Express store on your right. After approximately 0.3 of a mile, passing the turning on the left (Pixham Lane), Betchworth Place will be found on the left. Note Jackson-Stops & Staff For Sale sign.

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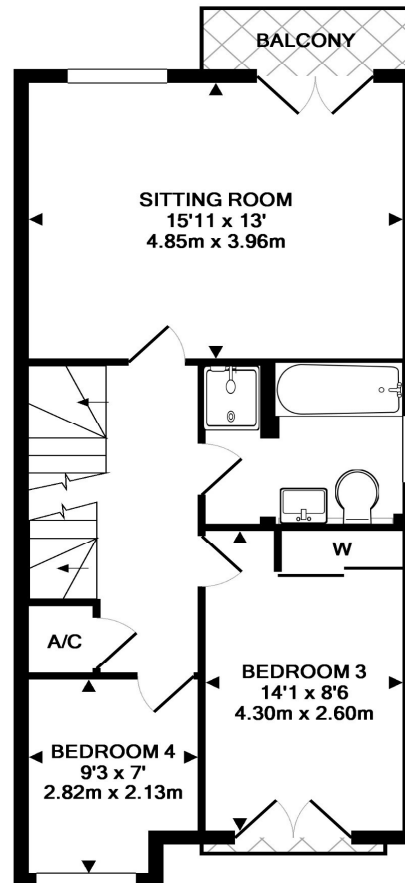




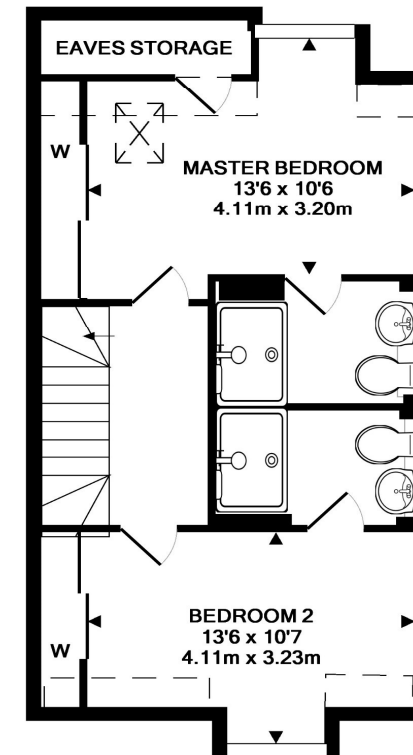
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GROUND FLOOR  
APPROX. FLOOR  
AREA 575 SQ.FT.  
(53.4 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 558 SQ.FT.  
(51.8 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 497 SQ.FT.  
(46.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1629 SQ.FT. (151.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating	
Current	Future
A	B
B	C
C	D
D	E
E	F
F	G
81	82

England, Scotland & Wales  
EU Directive 2002/91/EC

