



Pebble Hill Road, Betchworth

**Offers In Excess Of £700,000**

## Property Features

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- FOUR BEDROOMS
- IMPRESSIVE OPEN PLAN KITCHEN/DINER WITH BI-FOLDING DOORS
- CONTEMPORARY HANDMADE KITCHEN
- LIVING ROOM WITH WOOD BURNING STOVE
- STYLISH FAMILY BATHROOM
- PICTURESQUE VIEWS ACROSS 'THE NORTH DOWNS WAY'
- PRIVATE REAR GARDEN WITH GARDEN ROOM
- OFF ROAD PARKING FOR SEVERAL CARS
- SHORT WALK FROM BETCHWORTH TRAIN STATION, PUB & POST OFFICE
- SURROUNDED BY MILES OF STUNNING OPEN COUNTRYSIDE





# Full Description

A beautifully presented four-bedroom cottage offering bright, spacious accommodation which has been updated to a very high standard throughout, offering a wonderful blend of period features with a modern touch, a delightful garden, off road parking and picturesque views across The North Downs Way. Situated within the highly regarded semi-rural location, just a few moments away from everything the wonderful village of Betchworth has to offer including Betchworth train station, three local public houses, post office, garden centre and miles of stunning open countryside.

Holmes Cottage was originally built in the 1890's forming part of the Betchworth Lodge Estate. As soon as you step through the front door you enter into the useful porch where you are met with the warm, welcoming feel this home offers further providing useful storage for coats and shoes as well as the stylish downstairs cloakroom. Leading through into the additional hallway which provides access to all the ground floor accommodation, stairs to the first floor and very useful under stairs utility space cleverly designed by the current owners. The spacious front aspect sitting room is an excellent 15'5 x 12'2 ft offering plenty of space for a large suite benefiting from a charming brick exposed fireplace with wood burning stove creating a lovely, cosy ambience. Next is the impressive open plan kitchen/diner which has been designed to be the heart of the home and is a lovely bright, airy space thanks to the beautiful bi-folding doors which fully open providing the ideal place for entertaining with family and friends. The handmade kitchen itself has recently been refurbished to a very high standard offering a full range of modern floor to ceiling units complemented by quartz worktops with stylish under unit lighting, Belfast sink, all the expected integrated NEFF appliances including a large fridge/freezer and dishwasher as well as a breakfast bar. Finishing off the ground floor is the fourth bedroom which is a generous single that could alternatively be used as a home office, children's playroom or an additional family room if desired. From the hallway, stairs rise up to the spacious first floor landing benefiting from delightful built in oak shelving and sash window. The master bedroom is an excellent 12'10 x 11'2 ft with bespoke tilt and turn French doors and Juliette balcony allowing plenty of natural light to flood in as well as its own private ensuite benefiting from a large walk-in shower fitted with a Deluge light up shower head and modern white suite. Next is the second bedroom which is another generous double. The luxury family bathroom finishes off the first floor, fitted with high quality Duravit fixtures throughout as well as offering a separate bath and shower cubicle. Stairs rise again from the first-floor landing, curling up to the second floor where bedroom three can be found. As you can see from the measurements this is another excellent sized double with four large dual aspect Velux windows enjoying magnificent views stretching across The North Downs Way. This is an ideal space for a teenager to have their own floor or alternatively a guest bedroom if desired. Access to the utility room and eves are also accessed from this room with automatic lighting.

Other excellent features are oak woodwork throughout the property, Karndean flooring, matching Duravit bathroom fixtures and fittings throughout. The property also benefits from a new smart metre as well as a new boiler. The council tax band is E. The property is connected to mains water, drainage, gas and electricity. The broadband connection is FTTP connection.

## Home office/summer house

Located at the back of the garden there is a superb 13'1 x 9'2 ft summer house with power and lighting offering the ideal space for a home office or even a gym if desired. There is an attached garden shed to the side.

## Outside

Towards the front of the property, there is a private block paved driveway offering off-road parking for a number of cars and side gate providing access into the rear garden. The tiered, tranquil back garden is yet another wonderful feature to this home which has been cleverly designed, offering a generous area of lawn as well as a spacious patio section providing the perfect place for al fresco dining and entertaining guests in the warmer months. In addition, there is a further decked area at the top of the garden connected to the summer house ensuring you can enjoy the garden throughout all times of the day. Over a number of years, the owners have put in many hours creating a beautiful, serene environment with an inviting array of trees, shrubs and beautifully stocked flower beds. To the side of the property there is a useful side access gate and greenhouse.

## Location

Holmes Cottage is situated on the edge of the picturesque village of Betchworth. It is equidistant between Dorking and Reigate (approximately 3.5 miles), and has a number of good schools, both state and independent, for all ages as well as a 'little waitrose'. For golfers, local courses include Reigate Heath, Betchworth Park, Walton Heath and the RAC Club at Epsom. Betchworth Station is a short walk away offering a regular service with direct trains to Gatwick and onward to London in 25 minutes from Redhill and further afield to places like Bedford using the Thameslink Service from Redhill. Close by is the North Downs Way and Pilgrims Way offering miles of stunning open countryside, ideal for walking and riding enthusiasts. Further footpaths take you up to the top of Boxhill and the open areas of the National Trust land at Headley (the now famous route of the Olympic cycle race). Betchworth village has a post office and general store, local infant school and three public houses. Gatwick Airport is approximately 20 mins by car and the M25 at Junction 8 and 9 are both approximately 4 miles away. The lovely south coast and Brighton are 39 miles away.

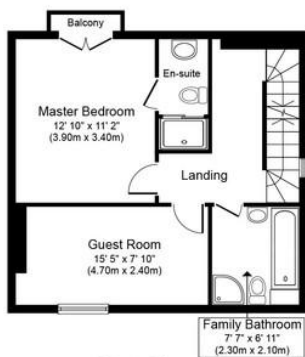




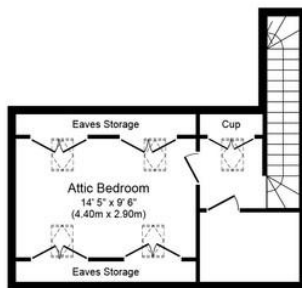




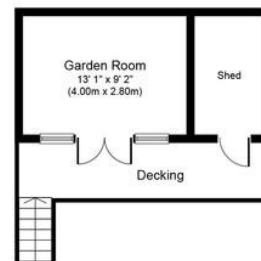
**Ground Floor**  
Approximate Floor Area  
721 sq. ft.  
(67.0 sq. m.)



**First Floor**  
Approximate Floor Area  
484 sq. ft.  
(45.0 sq. m.)



**Second Floor**  
Approximate Floor Area  
323 sq. ft.  
(30.0 sq. m.)



**Outbuilding**  
Approximate Floor Area  
129 sq. ft.  
(12.0 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 or tenant. 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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**COUNCIL TAX BAND E**

**TENURE Freehold**

**LOCAL AUTHORITY Mole Valley District Council**

**CONTACT**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 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 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

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

FIXTURES & FITTINGS - 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.

MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.

