



Betchworth, Surrey

Offers in excess of £750,000



3



2



2

Robert
Leech .



The Cottage at the Stream is an attractive period, attached cottage located in the heart of Betchworth. The accommodation is well proportioned throughout and has many evident features as the property dates back to the nineteenth century.

The kitchen/dining room is a wonderful space with a beautiful vaulted ceiling providing a further feeling of space and light, it is comprehensively fitted with a range of wall and base units with granite worktops, with ample space for a dining table. There is direct access from the kitchen to the rear garden - perfect for entertaining in the summer months.

There are two reception rooms, a lovely sitting room with bay window to the front elevation and a good sized study with attractive fireplace. A good sized family bathroom with separate shower and bath completes the downstairs accommodation.

On the first floor the master bedroom is of good size with the benefit of an ensuite shower room. There are two further bedrooms, one of which has an ensuite WC and basin.

There is parking to the front of the property on the driveway.

To the rear of the property, the gardens are charming with a patio directly to the back of the house with a further decked area on the top lawn. The summer house is a fantastic space, offering the perfect space for a home office with power and light, also the perfect place to cater for a summer get together.



3.3 miles
Reigate



9.6 miles
Gatwick



3.1 miles
Reigate

- Attached period cottage
- 3 beds and 2 baths (1 ensuite)
- Kitchen & breakfast room with vaulted ceiling
- Summer house in the garden with power & light
- 1,513 sq ft of living space
- Popular village location
- 2 reception rooms
- Built in the nineteenth century



OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457



LOCATION The property is situated mid way between Reigate and Dorking. Betchworth is a very highly regarded village, has a delightful village shop and Post office, two popular pubs, church and village school. Reigate's bustling town centre is within a short drive and offers an impressive range of shops and services. Offering the ultimate in retail therapy, up-market independent boutiques rub shoulders with popular high-street stores. In addition to familiar chains, Island House, Buenos Aires Argentinian Steak House and Giggling Squid Thai Restaurant are perennial favourites. For delicious lunches, The Chapel and Cullenders get great reviews. Commuting to London from Reigate station takes around 40 minutes into London Bridge or Victoria. Commuting to London is also possible through Redhill mainline station which offers direct routes into London Bridge and Victoria from 28 minutes, Gatwick airport in 15 minutes, along with routes to a variety of other destinations, whilst The Channel Tunnel is within a 90 minute drive.


FAQs

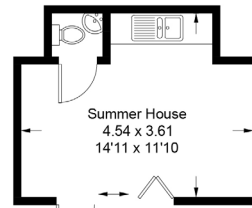
- Mole Valley District Council
- Council tax F £2,958.54pa
- Total living space 1,513 sq ft.
- EPC rating D
- Tenure freehold



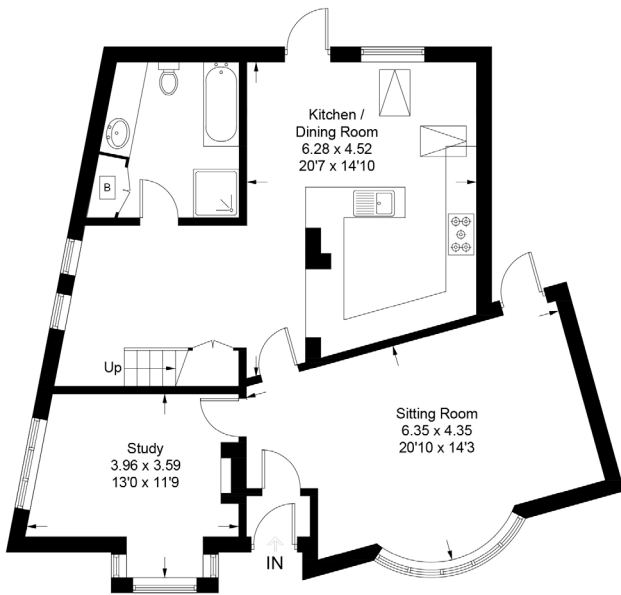
Approximate Gross Internal Area = 140.6 sq m / 1513 sq ft
 Summer House = 15.0 sq m / 161 sq ft
 Total = 155.6 sq m / 1674 sq ft



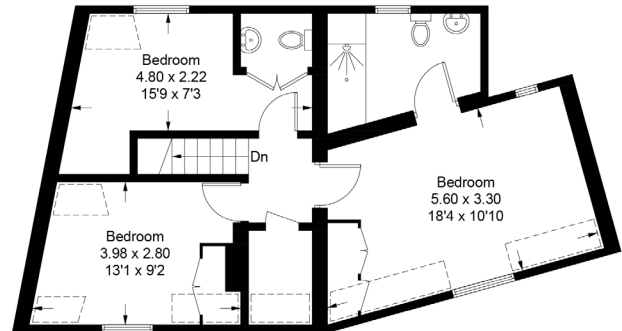
 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



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 decisions reliant upon them. (ID830214)

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 Leech

