



The Granary Old Reigate Road, Betchworth, Surrey, RH3 7DR

Asking Price £749,995



- A CHARMING PERIOD RESIDENCE
- PROPORTIONS SET OVER THREE FLOORS
- SPACIOUS BREAKFAST/DINING ROOM
- FIRST FLOOR MASTER BEDROOM AND BATHROOM
- OFF ROAD PARKING FOR TWO CARS
- SITUATED IN A QUIET VILLAGE SETTING
- FLEXIBLE ACCOMODATION
- SNUG & GROUND FLOOR BEDROOM
- TOP FLOOR VAULTED RECEPTION ROOM/BEDROOM
- SIDE & WALLED GARDEN

Description

Nestled in the picturesque village of Betchworth, near Dorking, this charming detached former "Granary" is a delightful period residence that once formed part of the village estate. The property boasts a unique character and offers flexible living across three well-appointed floors.

As you approach the house, you are greeted by a gravel driveway that provides convenient parking for two vehicles. The exterior is complemented by a pretty cottage garden to the side, featuring a lush lawn, while the rear walled garden offers a tranquil retreat, perfect for enjoying the outdoors.

Inside, the spacious kitchen breakfast room is a highlight, providing a warm and inviting space for family meals and gatherings. Adjacent to the kitchen is a snug area, ideal for relaxation. The ground floor also features a comfortable bedroom, making it suitable for guests or family members who prefer easy access.

On the first floor, you will find the master bedroom, which is generously sized and accompanied by a well-appointed bathroom, ensuring privacy and comfort. The top floor boasts a stunning lounge with a vaulted ceiling, creating an airy and open atmosphere that is perfect for entertaining or unwinding after a long day.

This property is not only a home, but a piece of history, offering a blend of modern living with period charm. With its flexible layout and beautiful gardens, it presents an excellent opportunity for those seeking a unique residence in a desirable location.



Situation

Old Reigate Road is the delightful through road close to the heart of Betchworth, with its own village Post Office, a number of popular public houses including the nearby Red Lion and Cellar Room, which offers an excellent selection of fine food and beverages. The village is renowned for its sense of community with the Betchworth Village Cafe, and the Parish church of St. Michael's, both within easy walking distance.

Dorking Town Centre is approx. 2.25 miles away and offers a comprehensive selection of facilities with numerous supermarkets including Waitrose, Marks and Spencer, Sainsbury's and Lidl's. Local and national retailers also include W H Smith, Fatface, Waterstones and S C Fullers for all those country pursuits. There is a fine selection of coffee houses and restaurants, namely Sorrel, run by the Michelin starred chef, Steve Drake.

Betchworth and Dorking train stations offer services into London, Horsham, Guildford, Redhill and beyond. The M25 can be accessed at Junctions 8 & 9, Reigate and Leatherhead.


The immediate area offers some of the finest walking, cycling and riding found in the county.

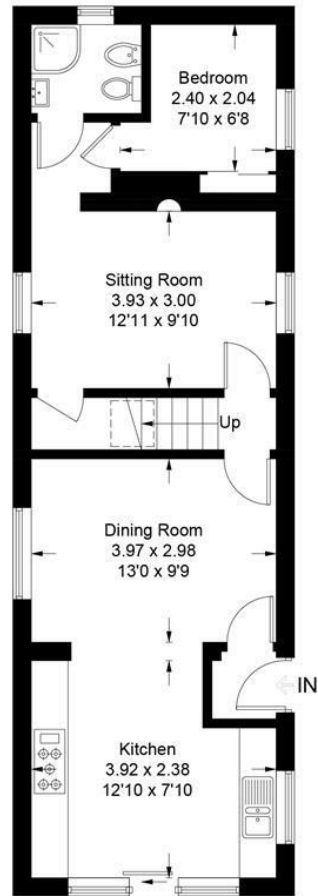
Box Hill has become synonymous with cycling, as seen in the 2012 Olympics.

Tenure	Freehold
EPC	E
Council Tax Band	F

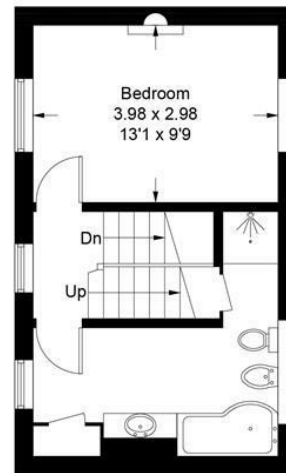
Approximate Gross Internal Area = 112.4 sq m / 1210 sq ft



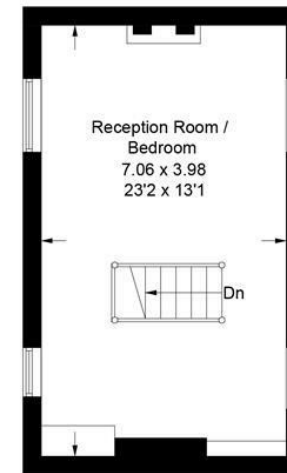
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second 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. (ID1219745)

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