



22 Pilgrims Way Cottages Reigate Road, Betchworth, RH3 7HD

Price Guide £575,000



- SUPERB THREE BEDROOM FAMILY HOME
- OPEN PLAN KITCHEN/FAMILY/DINING ROOM
- LANDSCAPED GARDEN
- FORMAL SITTING ROOM
- UTILITY ROOM/W.C
- BEAUTIFULLY PRESENTED
- UPDATED KITCHEN AND BATHROOM
- DRIVEWAY PARKING
- SEPERATE SALON/HOME OFFICE
- LOG BURNING STOVE

## Description

This superbly presented three-bedroom family home offers a delightful blend of modern living and traditional comfort. Recently updated and previously extended, the property boasts a spacious open plan kitchen, family, and dining room, creating an inviting space perfect for entertaining friends and family.

The heart of the home is undoubtedly the expansive kitchen area, which flows seamlessly into the dining and family spaces, ensuring that everyone can gather together in a warm and welcoming environment. The large landscaped garden is a true highlight, featuring a lovely patio area ideal for al fresco dining or simply enjoying the serene surroundings. Additionally, the property benefits from driveway parking at the front, providing convenience for residents and guests alike.

For those seeking a bit of tranquillity, the formal sitting room offers a peaceful retreat, while the separate home salon presents a versatile space that can be adapted to suit your individual needs, whether it be a home office, playroom, or creative studio.

This delightful home is perfect for families looking for a blend of style, space, and functionality in a picturesque setting. With its thoughtful updates and generous outdoor space, this property will appeal to a variety of buyers.

## Situation

Pilgrims Way Cottages is situated on the Reigate Road in Betchworth set between Dorking and Reigate and only a short distance from Brockham village.

Betchworth and Brockham are popular villages with local church's, primary schools, pubs, village stores, doctors and butchers.

Dorking town centre is approximately 2 miles away and offers an array of facilities including 5 supermarkets, 3 train stations, local and national shops and the Dorking Halls that includes a theatre, sports centre and cinema.

Reigate town is approximately 3 miles and Betchworth train stations is less than a mile away with connecting services to London via Redhill.

The immediate area offers some superb cycling, walking and riding countryside with Boxhill, Headley Heath and Ranmore all close by. Denbies Vineyard, the UK's largest, is situated to the North of Dorking. Access to the M25 can be reached at either Junction 8, Reigate or Junction 9 Leatherhead.

**Tenure**

Freehold

**EPC**

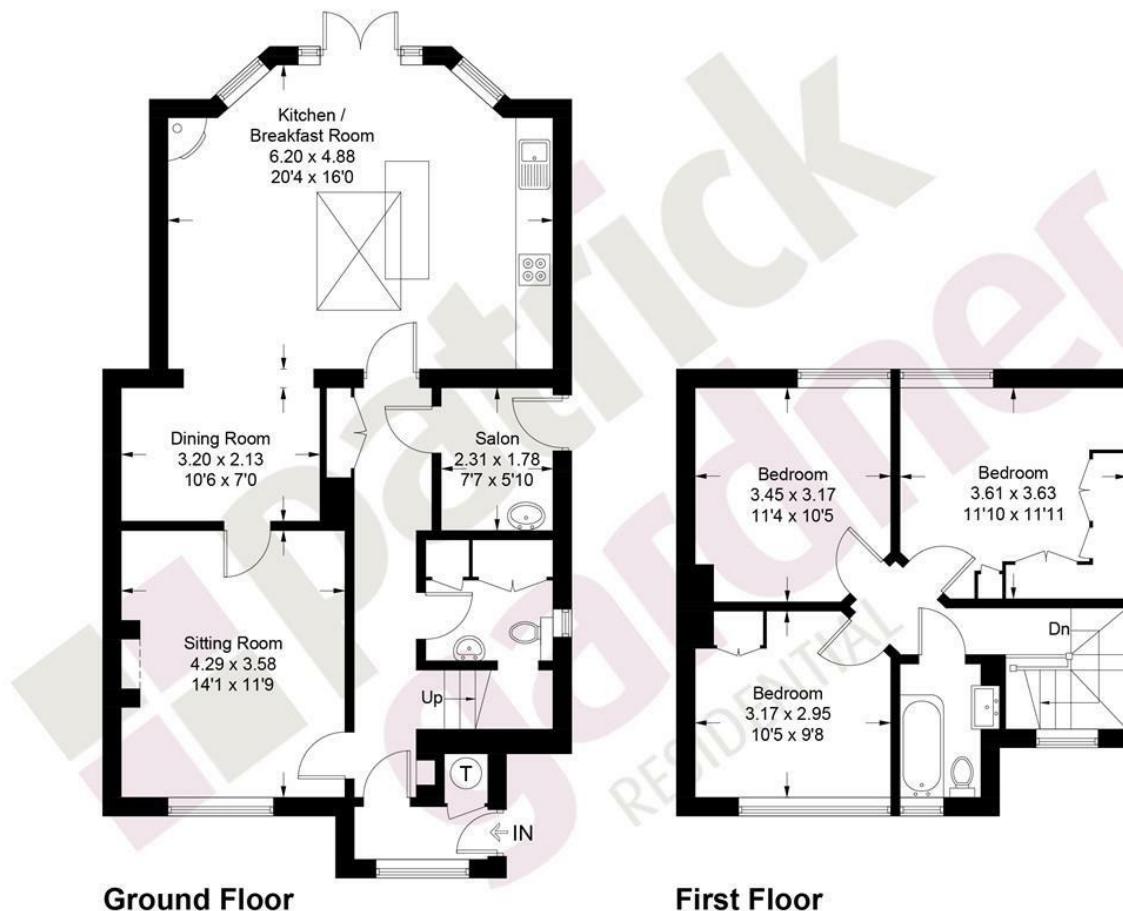
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**Council Tax Band**

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Approximate Gross Internal Area = 120.7 sq m / 1299 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 decisions reliant upon them. (ID1266394)

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