



SOUTH SANDHILLS
SANDY LANE, BETCHWORTH, SURREY

JACKSON-STOPS 

SOUTH SANDHILLS, SANDY LANE, BETCHWORTH, SURREY RH3 7AA
GUIDE PRICE £995,000

SUBSTANTIAL GROUND FLOOR APARTMENT WITH MAGNIFICENT GARDENS AND VIEWS IN A PRIME SECLUDED LOCATION



DISTANCES

REIGATE 3 MILES
DORKING 4 MILES
M25 (J8) REIGATE HILL 4 MILES
REDHILL STATION 5 MILES
M25 (J9) LEATHERHEAD 7 MILES
GATWICK 11 MILES
GUILDFORD 18.9 MILES

GROUND FLOOR

- Entrance hall
- Shower room
- Dining room
- Kitchen/breakfast room
- Study
- Inner hall
- Sitting room
- Main bedroom with built-in wardrobe
- Two further bedrooms – both with built-in wardrobes
- Family bathroom

OUTSIDE

- Outstanding southerly landscaped gardens
- Delightful southerly and westerly views
- Historic ice house
- Driveway providing parking
- In all, the grounds extend to about 0.88 of an acre

DESCRIPTION

South Sandhills is a substantial and beautifully presented, ground floor Victorian mansion apartment, measuring approximately 1,927 SQ FT. The property enjoys southerly and far-reaching westerly views over miles of unspoilt countryside, with Leith Hill and the Surrey Hills visible to the south west on a clear day. The property offers a perfect blend of period features and a contemporary finish with modern technologies. The accommodation briefly comprises an entrance hall with shower room and a superb dining room. The kitchen/breakfast room is of excellent proportions, comprehensively fitted with high end furniture and integrated appliances, complemented by granite worksurfaces. Adjacent to the kitchen there is a useful study with built-in cupboards. To the rear of the property the most impressive and elegant sitting room has a wood burning stove and patio doors that open to the sun terrace. There are three good size bedrooms all of which have built-in wardrobes and are served by a modern family bathroom. Outside the gardens are a prime feature of the apartment with a delightful terrace directly outside the sitting room and predominately laid to lawns, gently undulating to the south with a variety of established plant and shrub borders together with a mixture of specimen trees. To the front of the property there is a driveway providing parking and an historic former ice house, which is of a domed construction and now used for storage/garaging. In all, the grounds extend to 0.88 of an acre.

LOCATION

South Sandhills is part of a magnificent Victorian country house set on high ground away from busy roads in one of the finest locations in this much admired country village located between Reigate and Dorking. Betchworth is a very popular country village with its ancient church, 2 pubs – The Dolphin and The Red Lion - village school, shop and post office. Reigate to the east offers a selection of individual and mainstream shops, Reigate also has a good range of both state and independent schools, including Reigate Grammar and Dunottar School for Girls. Both Reigate and Redhill stations provides commuter services to Victoria and London Bridge. Reigate Heath, between Betchworth and Reigate, is a lovely open space ideal for the riding and walking enthusiast. Dorking to the west has a variety of individual and mainstream shops and a good range of excellent cafes and restaurants. Dorking also has a swimming pool and sports centre and for cultural events, The Dorking Halls. Dorking station provides commuter services to Victoria and Waterloo. The countryside surrounding Betchworth is much admired and there are a variety of delightful villages in the close vicinity, including Brockham, well known for its picturesque village green, and Leigh, which is to the south.



SOUTH SANDHILLS

MAIN DWELLING 1,927 SQ FT/ 179 SQ M
OUTBUILDING 465 SQ FT/43.2 SQ M
TOTAL APPROX. FLOOR AREA 2,392 SQ FT/222.2 SQ M

Post Code: RH3 7AA

Latitude: 51.237508 Longitude: -0.258716

What3words: invent.ozone.stuck

Council Tax Band: E

Local Authorities:

Mole Valley District Council, Tel. 01306 885001
Surrey County Council, Tel. 03456 009009

Tenure: Leasehold - share of the freehold

Broadband: FTTC

Utilities:

Electric – Mains supply
Water – Mains supply
Heating – Gas central
Sewerage – Mains supply

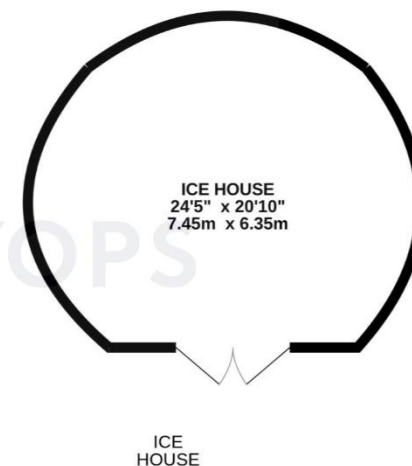
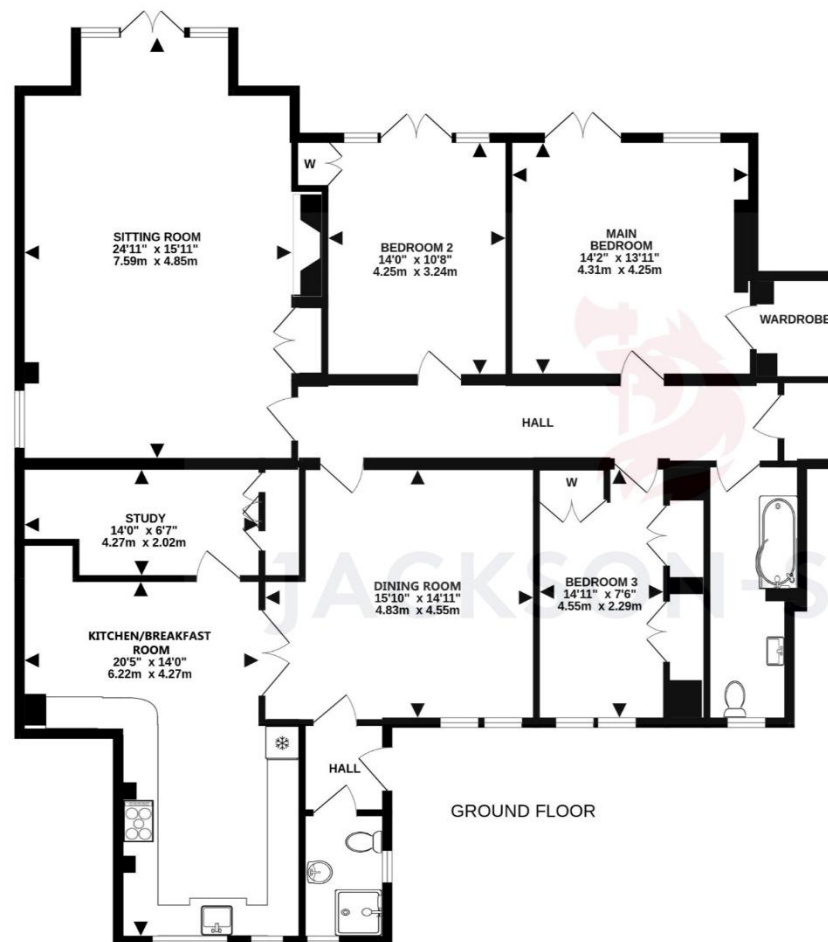
Rights and Restrictions:

Shared access lane and communal areas.

Risks:

No flood risks

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

DORKING

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PROPERTY EXPERTS SINCE 1910