



LITTLE COOMBE
PEBBLEHILL ROAD, BETCHWORTH, SURREY

JACKSON-STOPS 

LITTLE COOMBE, PEBBLEHILL ROAD, BETCHWORTH, SURREY RH3 7BW

ATTRACTIVE FAMILY HOME WITH
FINE VIEWS OCCUPYING GROUNDS OF
ABOUT 1.5 ACRES IN A SEMI-RURAL
LOCATION BETWEEN THE TOWNS OF
DORKING AND REIGATE



DISTANCE

BETCHWORTH STATION 0.3 MILES

DORKING 3.6 MILES

REIGATE 3.7 MILES

M25 (J8) REIGATE HILL 5.1 MILES

REDHILL STATION 5.5 MILES

GROUND FLOOR

- Reception hall
- Cloakroom
- Study
- Sitting room
- Dining room
- Kitchen/breakfast room with pantry
- Boot room and utility room

FIRST FLOOR

- Landing
- Main bedroom with en-suite shower room
- Three further double bedrooms
- Family bathroom

OUTSIDE

- Extensive sun terrace
- Delightful gardens
- Self-contained substantial studio with facilities and office
- Integral garaging
- Further outbuildings
- Carriage driveway providing parking
- In all, the grounds extend to just over 1.5 acres

Our clients have advised that they hold a shared ownership interest in approximately 4 acres of fields situated to the north of the lane, which will be included as part of the sale of Little Coombe.

THE PROPERTY

Little Coombe is an attractive family home of great style and character, built in 1930, enjoying an elevated position, in a quiet no through road, with outstanding far-reaching views across open farmland, extending east towards Colley Hill and Reigate Hill and west towards Box Hill. The property occupies a commanding setting within grounds of just over 1.5 acres, with the gardens benefiting from a southerly aspect. Owned by our clients since 1988, the property is now offered to the market for the first time in 38 years. During this time, it has been carefully maintained and improved, creating a comfortable and well-balanced family home.

The accommodation is well arranged and comprises an inviting and well-proportioned reception hall with cloakroom, providing access to the principal ground floor rooms. The sitting room is a charming space with a central fireplace, views over the garden and a door opening to the side veranda. A study is located at the front of the house with a double aspect, while the dining room provides an ideal space for entertaining. The kitchen/breakfast room forms the heart of the home, fitted with a comprehensive range of quality units, integrated appliances and granite work surfaces. There is also a wood burning stove, pantry and boot room, leading through to a useful utility room. On the first floor, the main bedroom enjoys a triple aspect with far-reaching views and en-suite facilities. There are three further double bedrooms served by a family bathroom.

OUTSIDE

Outside, the grounds are a particular feature of Little Coombe, offering a high degree of privacy and seclusion, bordered by established hedging and mature trees. The gardens are predominantly laid to lawn with a substantial patio adjoining the property, providing an ideal space for outdoor seating and entertaining, which continues around to the east to the veranda. To the front, a carriage-style shingle driveway provides parking and turning and leads to the integral garaging. To the western side of the property there is an excellent studio/office with facilities, ideal for those wishing to work from home. Subject to minor alterations, this space could also provide ancillary accommodation.



LOCATION

Little Coombe is tucked away in a rural position on the northern side of Betchworth village, accessed via a lane off Pebblehill Road. Set at the foot of the North Downs, the property enjoys an excellent setting for walking, with the historic North Downs Way and Pilgrims Way close by. Betchworth station is just a short walk to the south, providing services on the Redhill to Reading line. Betchworth is a charming and highly sought-after Surrey village, well known for its historic church featured in the film *Four Weddings and a Funeral*. The village offers a range of amenities including two popular pubs – The Dolphin and The Red Lion – a village shop with post office and a local primary school. Nearby Brockham is centred around a picturesque village green and provides further everyday amenities, while the market towns of Reigate and Dorking, to the east and west respectively, offer an excellent selection of shops, cafés and restaurants. Reigate also provides a strong choice of schools, including Reigate Grammar School, Dunottar School, St Mary's and Micklefield. For commuters, there are rail services to London Waterloo and Victoria from Dorking, fast services to London Victoria and London Bridge from Redhill, and connections from Reigate via Redhill. The surrounding area offers miles of beautiful countryside, much of it protected, including Box Hill, Colley Hill, Reigate Hill, Leith Hill and the wider Surrey Hills Area of Outstanding Natural Beauty.





LITTLE COOMBE

MAIN HOUSE 2,596 SQ FT/241.1 SQ M

GARAGE AND OUTBUILDINGS 1,339 SQFT/124.5 SQ M

TOTAL APPROX. FLOOR AREA 3,935 SQ FT/365.6 SQ M

Post Code: RH3 7BW

Latitude: 51.251038 Longitude: -0.26562

What3words: shine.doctor.note

Council Tax Band: G

Local Authorities:

Mole Valley District Council, Tel. 01306 885001

Surrey County Council, Tel. 03456 009009

Tenure: Freehold

Broadband: ADSL

Utilities:

Electric – Mains supply

Water – Mains supply

Heating – Gas central

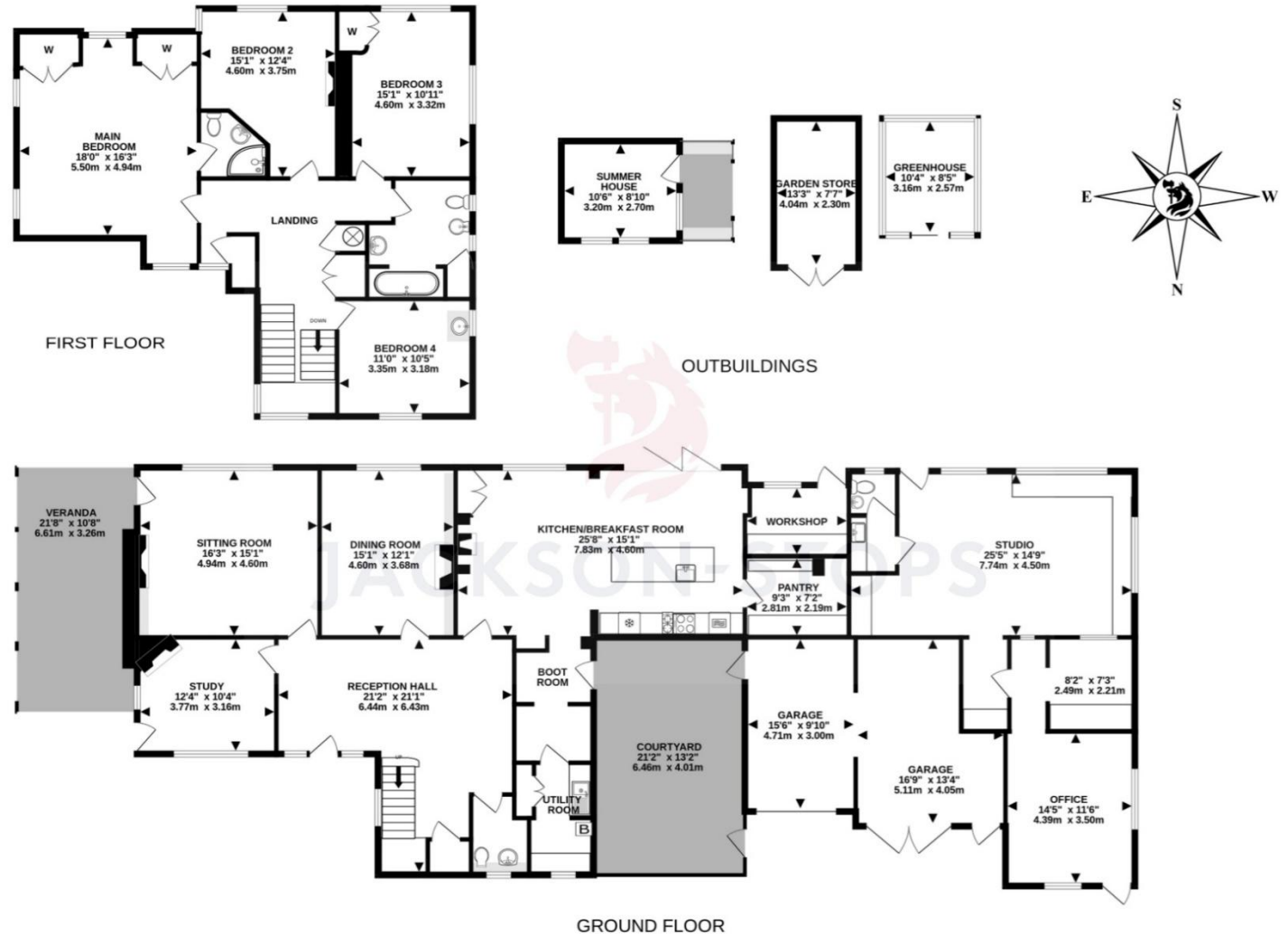
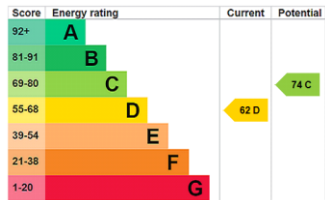
Sewerage – Private drainage

Rights and Restrictions:

Ask agent

Risks:

No flood risks



Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

DORKING

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PROPERTY EXPERTS SINCE 1910