



LAKERS
THE STREET, BETCHWORTH, SURREY

JACKSON-STOPS 

LAKERS, THE STREET, BETCHWORTH, SURREY RH3 7DJ
GUIDE PRICE £1,150,000

GREAT POTENTIAL WITH AN
EXTRAORDINARY LAKESIDE SETTING IN THE
HEART OF BETCHWORTH VILLAGE



DISTANCES

BETCHWORTH STATION 0.8 MILES
REIGATE 2.9 MILES
DORKING 3.4 MILES
REDHILL STATION 4.9 MILES
M25 (9) LEATHERHEAD 6.5 MILES
GATWICK AIRPORT 9.6 MILES

ENTRANCE FLOOR

- Covered porch
- Entrance hall
- Cloakroom
- Study/bedroom 4
- Sitting room/dining room
- Kitchen/breakfast room
- Family bathroom
- Utility room
- Boot room
- Two balconies

LOWER GROUND FLOOR

- Garden room
- Main bedroom with built-in wardrobes and en-suite
- Inner hall
- Two further bedrooms

OUTSIDE

- Substantial patio
- Delightful established gardens
- Lakeside setting
- Garage and carport
- Further attached garage
- Driveway providing parking
- In all, the grounds extend to about 0.3 of an acre

DESCRIPTION

Lakers is now offered for sale for the first time since its construction in 1961, having remained in the same family ownership ever since. The property occupies an enviable setting in the heart of Betchworth village, enjoying a superb aspect across its established grounds of approximately 0.3 of an acre towards a beautiful lake. The property is now in need of refurbishment and presents a rare and exciting opportunity for purchasers to renovate, reconfigure and potentially enlarge, subject to the usual consents, in order to create a highly individual home. The accommodation is arranged over two floors and was extended, we understand, during the 1980s, providing generous and flexible living space. The layout briefly comprises an entrance hall with cloakroom and study/bedroom four. The sitting/dining room is a particularly striking space with an abundance of windows allowing natural light to flood the interior. The well-proportioned kitchen/breakfast room provides access to a balcony enjoying fine views over the lake. In addition, there is a separate utility room, boot room and family bathroom. To the lower ground floor, a garden room leads through to the principal bedroom with built-in wardrobes and a spacious en-suite. Two further bedrooms, both with built-in storage, complete the accommodation. Externally, the attractive grounds are a most notable feature, enjoying a delightful outlook towards the lake. A substantial raised sun terrace provides a superb space for entertaining and relaxing whilst taking full advantage of the wonderful views, with steps leading down to gardens predominantly laid to lawn with established plant and shrub borders. To the front, a driveway provides ample parking, leading to a carport with attached garage whilst there is an also a further separate garage.

LOCATION

Lakers enjoys a wonderfully unspoilt and mature location in the heart of this popular country village located between Reigate and Dorking. Betchworth is well-known for its ancient church, featured in the celebrated British film 'Four Weddings and a Funeral'. The village also has two thriving pubs - The Dolphin and The Red Lion - village school, shop and post office. The nearby villages of Brockham and Buckland with their picturesque village greens are a few minutes' drive away. Reigate and Dorking, to the east and west, both offer a selection of individual and mainstream shops, popular restaurants and cafes, and a good range of both state and independent schools. Dorking has an excellent sports/swimming centre and The Dorking Halls hosts a variety of cultural events. Both Reigate and Redhill (the main commuter hub) stations provide services to Victoria and London Bridge. Dorking station provides commuter services to Victoria and Waterloo. The area is surrounded by miles of open countryside, much of which is protected, including Box Hill and Reigate Hill, which form part of the North Downs running just to the north.



LAKERS

MAIN HOUSE 2,274 SQ FT/211.2 SQ M

GARAGES AND CARPORT 608 SQ FT/ 56.5 SQ M

TOTAL APPROX. FLOOR AREA 2,620 SQ FT/243.2 SQ M

Post Code: RH3 7DJ

Latitude: 51.237077 Longitude: -0.267842

What3words: worker.hatch.packet

Council Tax Band: G

Local Authorities:

Mole Valley District Council, Tel. 01306 885001

Surrey County Council, Tel. 03456 009009

Tenure: Freehold

Broadband: FTTC

Utilities:

Electric – Mains supply

Water – Mains supply

Heating – Gas central

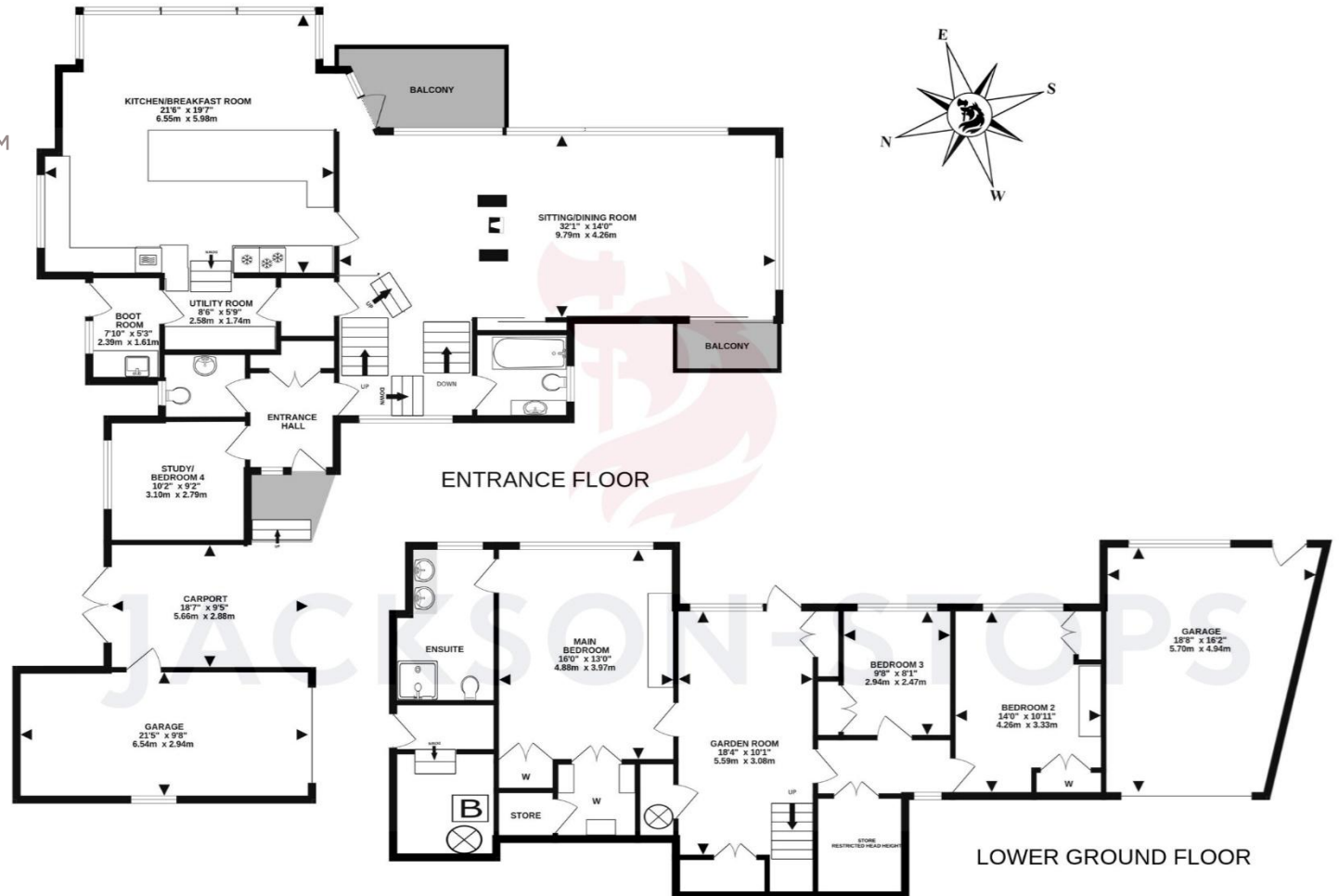
Sewerage – Mains supply

Rights and Restrictions:

Ask Agent

Risks:

Not that we are aware



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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