



FIG TREE HOUSE
OLD ROAD, BUCKLAND, BETCHWORTH, SURREY

**FIG TREE HOUSE, OLD ROAD, BUCKLAND, BETCHWORTH,
SURREY RH3 7DZ**

GUIDE PRICE £2,350,000

AN EXCEPTIONAL DETACHED FAMILY HOME
OF SUPERB QUALITY, SET WITHIN PRIVATE
SOUTH-FACING GROUNDS OF
APPROXIMATELY $\frac{3}{4}$ OF AN ACRE IN THE
HEART OF BUCKLAND



DISTANCE

BETCHWORTH STATION 1.2 MILES

DORKING 4 MILES

REIGATE 2.5 MILES

REDHILL STATION 4.5 MILES

M25 (J8) REIGATE HILL 4 MILES

GROUND FLOOR

- Reception hall
 - Cloakroom
 - Study
 - Dining room
 - Drawing room
 - Kitchen/breakfast/family room
 - Utility room
 - Sitting room
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FIRST FLOOR

- Landing
 - Principal bedroom, dressing room and en-suite shower
 - Bedroom two with en-suite
 - Bedroom three with en-suite
 - Two further bedrooms
 - Family bathroom
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OUTSIDE

- Outstanding landscaped gardens
- Substantial sun terrace with outdoor kitchen
- Gated driveway providing parking
- Triple garage
- In all, the grounds extend to about $\frac{3}{4}$ of an acre

DESCRIPTION

Fig Tree House is an outstanding and beautifully appointed detached family residence, constructed to an exacting standard throughout for the present owners approximately 25 years ago. Occupying a discreet tucked-away position in the heart of this highly desirable village, the property combines privacy, elegance and exceptional family living. The accommodation is conventionally arranged over two floors and thoughtfully designed to take full advantage of its southerly rear orientation, with many of the principal rooms enjoying delightful views across the beautifully kept private gardens. A most impressive reception hall creates an inviting first impression and leads to the principal living spaces, including a delightful triple-aspect drawing room centred around an open fireplace, a separate dining room and a study. Of particular note is the superb kitchen/breakfast/family room, very much the heart of the home and ideally suited to modern family life and entertaining, with bi-fold doors opening directly onto the terrace. The kitchen is fitted with an excellent range of bespoke cabinetry, complemented by granite and quartz work surfaces and a striking curved central island, and is further served by a useful utility room. Beyond lies a charming sitting room with vaulted ceiling and wood-burning stove. To the first floor, the principal bedroom suite enjoys a fitted dressing room and luxurious contemporary shower room. There are two further bedroom suites, whilst the remaining two bedrooms are served by a stylish updated family bathroom. The gardens are a particular feature, wrapping around the house and offering a high degree of privacy and seclusion, with the rear garden benefiting from a southerly aspect. A substantial sun terrace and outdoor kitchen create an ideal setting for entertaining, while expansive level lawns are interspersed with established planting and shrub borders. Approached via electronic gates, the sweeping driveway provides extensive parking and leads to the triple garage block, one bay of which has been converted into a home gym. In all, the grounds extend to approximately $\frac{3}{4}$ of an acre.



LOCATION

Fig Tree House sits within this highly regarded village conveniently located between the market towns of Reigate and Dorking. Betchworth is a thriving village with a real sense of community and provides well for day-to-day living with a post office/general store, two pubs, The Dolphin and The Red Lion, the medieval church and a popular village school, part of the North Downs Primary School chain. Reigate to the east provides a comprehensive range of shops and boutiques along with restaurants and cafes. The town is particularly well served with state and independent schools for all ages including The Priory, Dunottar, Micklefield, The Hawthorns, and Reigate Grammar. To the west Dorking has a Waitrose supermarket, a range of restaurants, leisure centre, cinema, and for cultural events, Dorking Halls. Fig Tree House is ideally situated for the commuter with Reigate, Dorking and Redhill stations all easily accessible providing connections to London Bridge, via Thameslink, Victoria, and Waterloo. There is good walking and riding locally in the surrounding countryside. The area offers a wide range of sporting facilities with active sports clubs. Whilst for golfers nearby courses include Reigate Heath, the championship course at Walton Heath, and the RAC Club at Epsom.





FIG TREE HOUSE

MAIN HOUSE 3,349 SQ FT/ 311.1 SQ M

GARAGE 550 SQ FT/ 51.1 SQ M

TOTAL APPROX. FLOOR AREA 3,899 SQ FT/51.1 SQ M

Post Code: RH3 7DZ

Latitude: 51.242656 Longitude: -0.253207

What3words: rush.mops.quiz

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

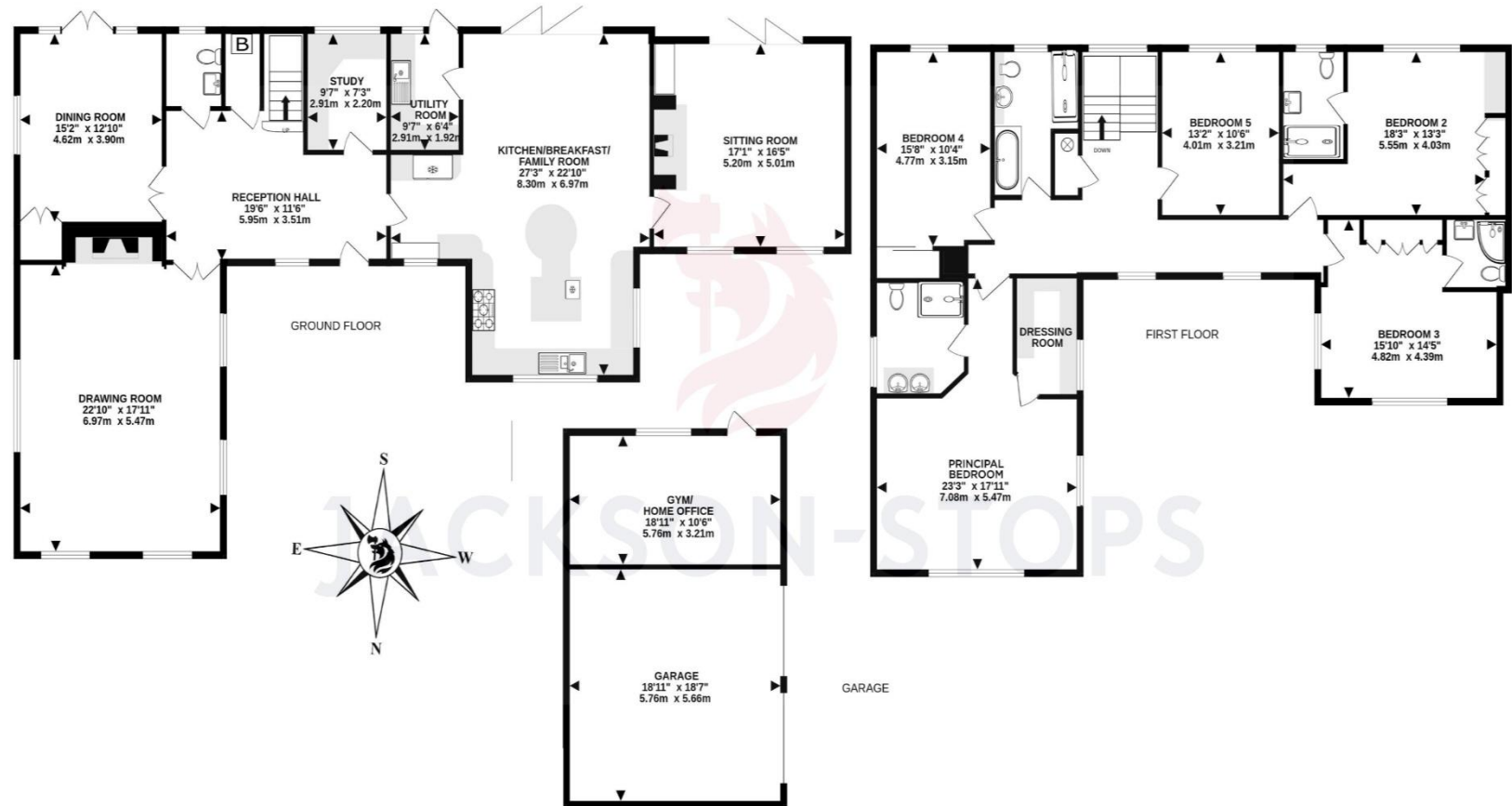
Heating – Gas central

Sewerage – Mains supply

Rights and Restrictions:

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

01306 887560

dorking@jackson-stops.co.uk

jackson-stops.co.uk

OnTheMarket.com

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