



FERNBROOK
THE STREET, BETCHWORTH, SURREY

JACKSON-STOPS 

FERNBROOK, THE STREET, BETCHWORTH, SURREY RH3 7DJ
GUIDE PRICE £1,100,000

CHARACTER WING OCCUPYING A PRIME POSITION IN THE HEART OF BETCHWORTH



DISTANCES

BETCHWORTH STATION 1 MILES
REIGATE 2.7 MILES
M25 (J8) REIGATE HILL 3.8 MILES
DORKING 3.9 MILES
REDHILL STATION 4.4 MILES

GROUND FLOOR

- Entrance porch
- Entrance hall
- Sitting room
- Kitchen/dining/family room
- Utility room
- Guest bedroom with en-suite shower

FIRST FLOOR

- Main bedroom with en-suite shower
- Two further bedrooms
- Family bathroom

OUTSIDE

- South facing gardens
- Detached double garage
- Driveway parking for multiple vehicles

DESCRIPTION

Fernbrook is a wonderfully light and spacious character property that has been modernised by the current vendors. The property maintains high ceilings and character features throughout and now benefits from a large kitchen/breakfast family room, complete with modern kitchen with built-in appliances, double doors and an outlook over the pretty gardens. The large entrance porch gives one the space to store coats and shoes, this opens to the entrance hall with cloakroom and the original elegant staircase with large window, flooding the space with light and rising to the first floor. The sitting room features a square bay window and fitted wood burning stove, a guest bedroom will be found on the ground floor with a cleverly installed en-suite shower room and door giving onto the rear courtyard. There is also a large utility room, perfect for the white goods and providing further storage. To the first floor the main bedroom is generously proportioned with a large bay window overlooking the garden along with a range of fitted wardrobes and a large en-suite shower room with quality fittings. Bedroom three is again well proportioned with original picture rail, bedroom two offers one the flexibility to perhaps use as a study if desired. The generous family bathroom complete with bath and separate shower completes the internal accommodation. Outside, immediately to the side of the property is an access to the rear courtyard which provides storage for wood and garden furniture, the pretty gardens are well established with mature plants and trees, and have been divided from the newly created parking area giving ample space for numerous cars, along with a detached double garage and space behind for garden sheds and further storage.

LOCATION

Situated in the heart of Betchworth, Fernbrook occupies a sunny southerly aspect and is within walking distance of the village's 2 pubs, The Red Lion, which sits next the village cricket pitch, and The Dolphin, situated in a tranquil position next to the river mole. Betchworth is a sought-after Surrey Hills village with a thriving community, the village sits between the market towns of Dorking and Reigate. Dorking offers a direct line to London and the south coast via the mainline station, Dorking Deepdene runs east to west with services to Guildford, Reading and the west country and Redhill and Gatwick to the east. Junctions 8 and 9 of the M25 will be found at Reigate and Leatherhead respectively. Schools are well catered for with a large choice of both state and independent in the local area, with Reigate Grammar School, St. Mary's and Dunottar found in Reigate, The Ashcombe, The Priory, St Paul's School, St. Martin's and St Joseph's in Dorking.



FERNBROOK

MAIN HOUSE 1,855 SQ FT/ 172.3 SQ M

GARAGE AND STORE 403 SQ FT/37.5 SQ M

TOTAL APPROX. FLOOR AREA 2,258 SQ FT/209.8 SQ M

Post Code: RH3 7DJ

Latitude: 51.239476 Longitude: -0.26711

What3words: minus.camp.gained

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

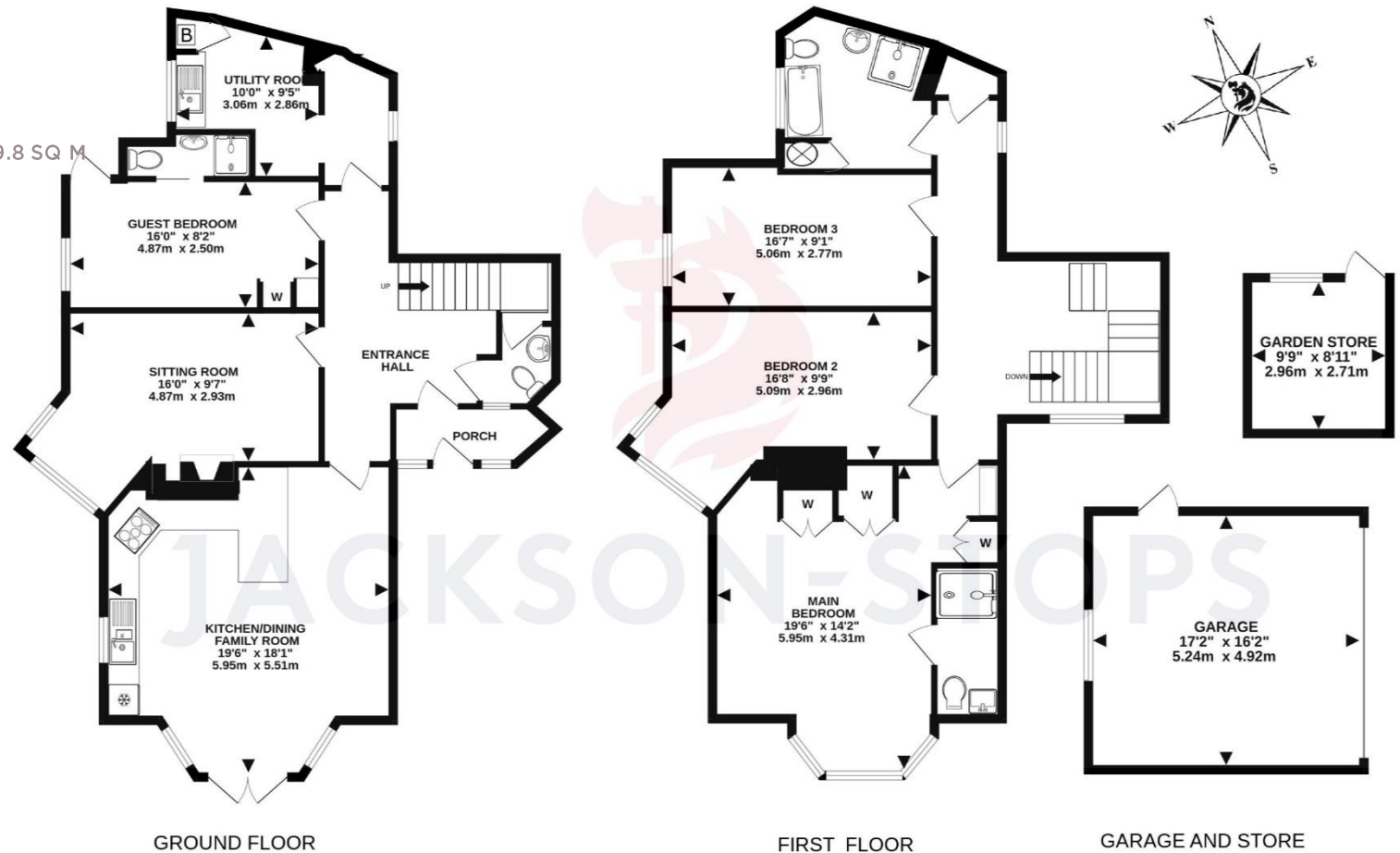
Sewerage – Mains supply

Rights and Restrictions:

None

Risks:

No flood risks



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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

01306 887560

dorking@jackson-stops.co.uk

jackson-stops.co.uk



JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910