



**ROBINWOOD**  
REIGATE ROAD, BETCHWORTH, SURREY

**JACKSON-STOPS** 



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ROBINWOOD, REIGATE ROAD, BETCHWORTH, SURREY RH3 7ET

SPECTACULAR CUTTING-EDGE MODERN  
HOME IN AN OUTSTANDING SETTING  
WITH FINE COUNTRYSIDE AND RIVER VIEWS



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**DISTANCES**

BROCKHAM 0.7 MILES

DORKING 1.6 MILES

DORKING MAINLINE STATION 1.8 MILES

REIGATE 4.3 MILES

M25 (J9) LEATHERHEAD 9.1 MILES

GUILDFORD 16.1 MILES

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**UPPER FLOOR**

- Entrance hall
  - Cloakroom
  - W.C.
  - Study
  - Sitting room
  - Kitchen/breakfast/dining room
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**LOWER FLOOR**

- Hall
  - Principal bedroom with built-in wardrobes, dressing area with en-suite shower room
  - Guest bedroom suite
  - Two further bedrooms
  - Family bathroom
  - Storerooms and utility room
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**OUTSIDE**

- Substantial decked roof terrace
- Formal level lawns
- River frontage
- Outstanding views
- Detached garage
- Driveway providing parking
- In all, the grounds extend to about 0.5 of an acre



## DESCRIPTION

Robinwood is a stunning and luxurious modern detached home, in a truly outstanding position, designed to take full advantage of its elevated setting, with wonderful views over the surrounding countryside and the River Mole. The property has been designed and constructed to a very high and exacting standard, and the layout thoughtfully created to maximise the inward flow of external light, with the full height windows offering a dramatic outlook. The accommodation briefly comprises a welcoming entrance hall, with cloakroom and W.C. together with a study. The kitchen/breakfast /dining room is beautifully and comprehensively fitted with quality integrated appliances and a large island – all complemented by stone worksurfaces. The kitchen flows effortlessly through (and has the option for separation with the sliding pocket doors) to the most impressive main reception room and beyond bi-folding doors through to the substantial sun terrace. To the lower ground floor there is a principal suite with built-in wardrobes, dressing area and beautifully appointed en-suite. The guest bedroom also has modern en-suite facilities, whilst there are two further double bedrooms served by a luxuriously appointed family bathroom. From the hall there are built-in storage cupboards and a further storage area leading to the utility area. Outside the grounds and views are a magnificent feature of Robinwood with the plot in all, extending to approximately 0.5 of an acre enjoying a southerly and westerly orientation. Set in an elevated and commanding location, the gardens and terraces have been created to take advantage of this with a superb sun terrace – ideal for entertaining, adjacent to the main reception room. There is a lower and substantial decked terrace with access to the bedrooms, connecting to a staircase, which leads down to the lower section where there are level lawns, from here there is direct frontage onto the River Mole. The property enjoys a wonderful and secluded setting and is approached through electronic gates to a large driveway providing parking and turning whilst leading to the detached garaging.





## LOCATION

Situated on the northern edge of Brockham village, the property is in a tucked away position within two miles of Dorking town to the west. The picturesque village of Brockham offers a good range of facilities for day-to-day needs including a primary school, church, two pubs, village shop and doctors' surgery. Dorking offers a good range of high-quality individual mainstream shops, cafes and restaurants and train services to Victoria and Waterloo. Reigate is approximately 4.3 miles to the east offering a similar range of facilities and train services from Reigate and Redhill stations to Victoria and London Bridge. Leisure facilities are also excellent with Dorking sports/swimming pool centre and Dorking Halls catering for cultural events. Dorking and Reigate have an excellent range of state and independent schools. The property is in Surrey Hills Area of Outstanding Natural Beauty with wonderful countryside nearby for the walking and cycling enthusiast.









## ROBINWOOD

MAIN HOUSE 2,497 SQ FT/ 232 SQ M

GARAGE 333 SQ FT/31 SQ M

TOTAL APPROX. FLOOR AREA 2,830 SQ FT/263 SQ M

Post Code: RH3 7ET

Latitude: 51.240742 Longitude: -0.293023

What3words: lake.dips.became

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

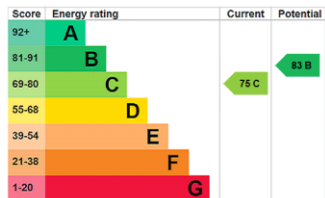
Heating – Gas central

Sewerage – Private 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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