



OAK HOUSE
RECTORY LANE, BUCKLAND, BETCHWORTH, SURREY

JACKSON-STOPS 

OAK HOUSE, RECTORY LANE, BUCKLAND, BETCHWORTH,
SURREY RH3 7BL

A CHARMING COUNTRY HOUSE OF IMMENSE
CHARACTER OCCUPYING OVER TWO ACRES
WITH OUTSTANDING RURAL VIEWS
TOWARDS THE NORTH DOWNS



DISTANCES

REIGATE 2.5 MILES

DORKING 4.5 MILES

REDHILL STATION 4.5 MILES

M25 J8 (REIGATE HILL) 6 MILES

GROUND FLOOR

- Entrance hall
- Cloakroom
- Home office
- Inner hall
- Utility/laundry room
- Kitchen/breakfast room
- Dining room
- Sitting room
- Garden room

FIRST FLOOR

- Principal bedroom with en-suite bathroom
- Bedroom with en-suite
- Two further bedrooms
- Family bathroom

OUTSIDE

- Outstanding gardens
- Substantial sun terrace
- Heated swimming pool
- Wonderful far-reaching views
- Driveway and parking
- Double bay garage
- Further garage with adjacent workshop
- Garden store with adjacent log store
- In all, the grounds extend approximately 2 acres

DESCRIPTION

Believed to date from the 17th century, Oak House is a wonderful country home displaying immense style and character throughout. During our clients' ownership over the past 28 years, the property has undergone significant yet sympathetic improvements and enhancements, successfully combining period charm with the comforts of modern family living. Occupying an outstanding rural position, opposite Rectory Green and on the fringe of the highly desirable village of Buckland, which has on numerous occasions been recognised amongst the country's best-kept villages, the property enjoys a commanding position within grounds extending to just over two acres. Unspoilt views stretch across the surrounding countryside towards the North Downs, providing a magnificent backdrop. The accommodation is both welcoming and versatile. A storm porch leads into an inviting entrance hall with cloakroom and access to a superb triple-aspect home office. The sitting room forms the heart of the home, a delightful room of excellent proportions featuring an attractive open fireplace and a wealth of exposed timbers. To one side is a superb garden room with bi-fold doors opening onto the sun terrace, whilst on the other a separate dining room enjoys a wood-burning stove. The kitchen/breakfast room has been thoughtfully remodelled and modernised, enjoying a sunny aspect and wonderful views over the beautifully maintained grounds. A separate utility room and laundry room provide practical support. The first floor is served by two independent staircases and includes a principal bedroom with fitted wardrobes and en-suite bathroom, a guest suite, two further bedrooms and a family bathroom. The gardens of Oak House are a particular feature and very much in harmony with the charm of the property, meticulously maintained and beautifully stocked with established planting, mature shrubs and specimen trees. A wisteria-clad pergola leads to the heated swimming pool and extensive entertaining terraces. A sweeping driveway provides ample parking and turning and there is a collection of outbuildings.



LOCATION

Oak House is situated in an enviable setting, north of Buckland village green - well known for its various period buildings and village pond. Buckland has a thriving village shop and church whilst Betchworth just to the south-east has two pubs, a school, post office and ancient village church featured in the celebrated British film Four Weddings and a Funeral. Miles of beautiful open countryside, much of which is protected, is immediately to hand with the North Downs just to the north. Reigate to the east has an excellent selection of high-quality individual and mainstream shops, popular restaurants and cafes and a good range of schools including Reigate Grammar, Micklefield, St Mary's and Dunottar. Dorking to the west is a charming country town, again with an excellent range of retail facilities, schools and train services to Victoria, London Bridge and Waterloo. Fast rail connections can be obtained at Redhill to Victoria and London Bridge. There are a number of well-known golf clubs in the vicinity including Reigate Heath, Betchworth and to the north Walton Heath and the RAC Golf Club at Epsom. The area is surrounded by miles of unspoilt countryside, much of which is protected, including the North Downs to the north and Reigate Heath and Colley Hill to the east and north east.





OAK HOUSE

MAIN HOUSE 2,857 SQ FT 265.5 SQ M

OUTBUILDINGS 794 SQFT 74.3 SQ M

TOTAL APPROX. FLOOR AREA 3,651 SQ FT/339.8 SQ M

Post Code: RH3 7BL

Latitude: 51.249097 Longitude: -0.254369

What3words: pasta.rubble.hungry

Council Tax Band: G

Local Authorities:

Mole Valley District Council, Tel. 01306 885001

Surrey County Council, Tel. 03456 009009

Tenure: Freehold

Broadband: FTTP

Utilities:

Electric – Mains supply

Water – Mains supply

Heating – Gas central

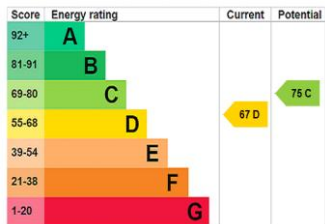
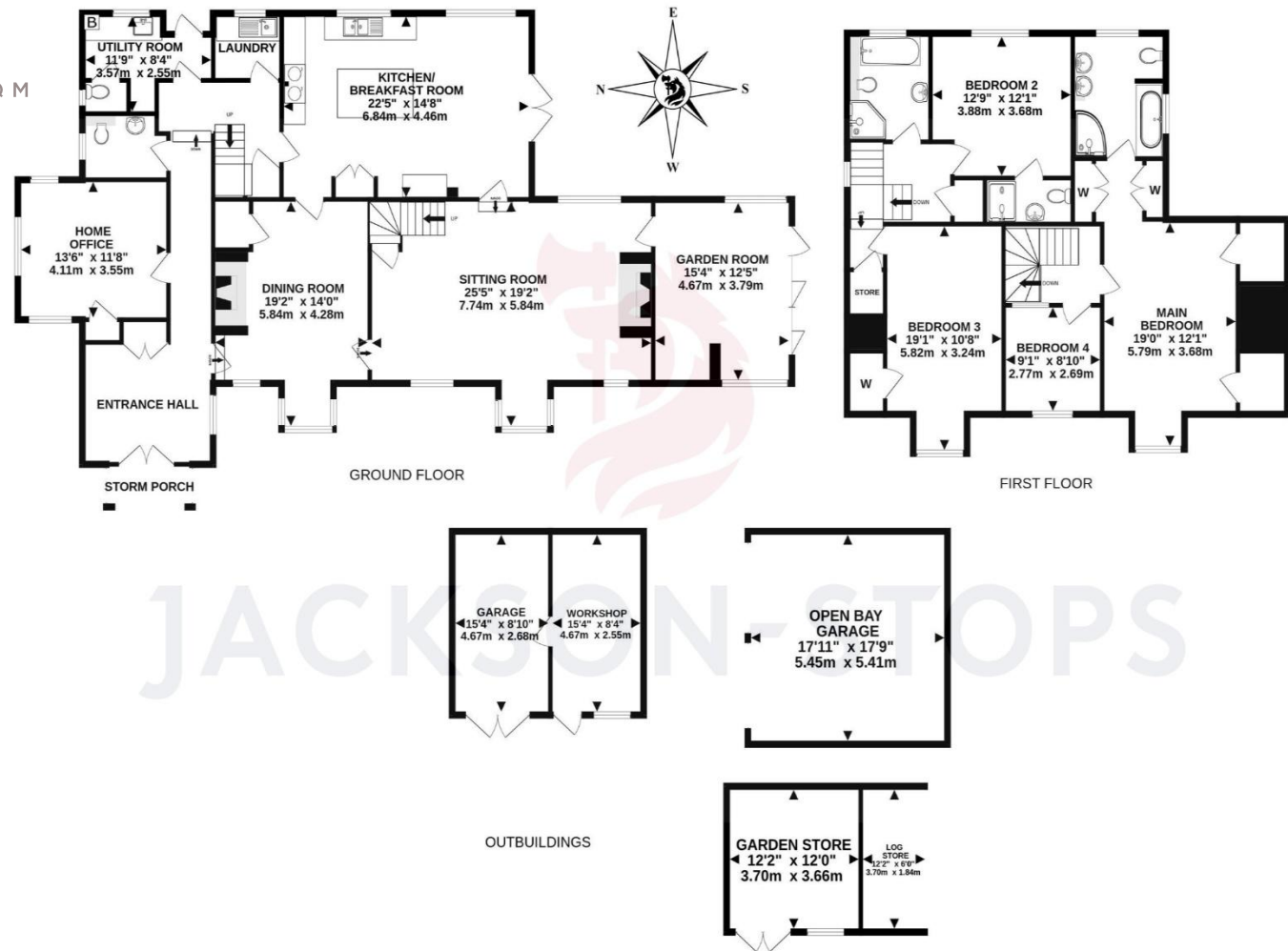
Sewerage – Mains supply

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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