



JOKERS MOON
DUNGATES LANE, BUCKLAND, BETCHWORTH, SURREY

JACKSON-STOPS 

**JOKERS MOON, DUNGATES LANE, BUCKLAND, BETCHWORTH,
SURREY RH3 7BD**

AN EXCEPTIONAL COUNTRY HOUSE WITH
ANNEXE, LARGE SWIMMING POOL,
ALL-WEATHER TENNIS COURT AND
MAGNIFICENT GARDENS OF ABOUT 1.37
ACRES IN THE HEART OF BUCKLAND



DISTANCES

BETCHWORTH STATION 1.2 MILES

REIGATE 2.5 MILES

DORKING 4 MILES

M25 (J8) REIGATE HILL 4 MILES

GROUND FLOOR

- Entrance hall and cloakroom
- Three reception rooms
- Kitchen/breakfast room and utility room

FIRST FLOOR

- Principal bedroom with en-suite bathroom
- Guest bedroom with en-suite bathroom
- Two further bedrooms
- Family bathroom and separate WC

ANNEXE

GROUND FLOOR

- Entrance hall
- Sitting/dining room with kitchenette

FIRST FLOOR

- Guest bedroom
- Bathroom

OUTSIDE

- Magnificent gardens and grounds
- Swimming pool and pool house
- All-weather tennis court
- Various outbuildings
- Triple garage (two open bays and one enclosed bay)
- Extensive driveway parking headed with electric gates

NO ONWARD CHAIN



VIEW FROM BEDROOMS

THE PROPERTY

Occupying a highly regarded and rarely available position in the heart of Buckland, Jokers Moon presents a unique opportunity to acquire a substantial family home set within magnificent private and secluded ground. The property offers spacious and exceptionally versatile accommodation, complemented by a self-contained annexe and an impressive range of leisure facilities. A welcoming entrance hall leads through to a splendid dining hall and an impressive triple-aspect drawing room, measuring approximately 28 ft x 20 ft. Featuring an attractive open fireplace and patio doors opening directly onto the gardens. This superb reception room provides an excellent setting for both everyday family living and entertaining. The kitchen/breakfast room adjoins the family room, creating an ideal informal living space, whilst a cloakroom completes the ground floor accommodation. On the first floor, a generous landing leads to the substantial triple-aspect principal bedroom with a spacious en-suite bathroom. Positioned on the opposite side of the landing, the guest bedroom benefits from fitted wardrobes and its own en-suite bathroom. Two further bedrooms are served by a family bathroom and separate WC. A particular feature of Jokers Moon is the self-contained two-storey annexe, which adjoins the main house and can be accessed either independently from outside or internally via the family room. Offering excellent flexibility for multi-generational living, guest accommodation or dependent relatives. The annexe comprises an entrance hall, sitting/dining room with kitchenette, and a first-floor bedroom with separate bathroom.

GARDENS AND GROUNDS

The gardens and grounds are undoubtedly amongst Jokers Moon's defining features. Lovingly cultivated and meticulously maintained over many years to create a wonderfully private and picturesque setting. Extending to approximately 1.37 acres, the grounds enjoy an exceptional degree of privacy. Comprised with broad lawns, interspersed with beautifully stocked flower beds, established borders, specimen shrubs and a wide variety of mature trees, creating colour and interest throughout the seasons. A charming pond provides an attractive focal point, whilst the western, northern and southern boundaries are enclosed by magnificent brick wall. Thereby lending both character and a wonderful sense of enclosure to the gardens. The gardens provide a safe and secure environment for children and pets, while the mature planting and established boundaries create an exceptional sense of privacy. Excellent leisure facilities include an all-weather tennis court and a large swimming pool, plumbed for solar water heating and benefiting from a solar cover. The adjoining pool house opens directly onto a generous terrace, creating an ideal setting for summer entertaining. Further enhancing the property's appeal are a number of useful outbuildings situated within the grounds. The property is approached via a shingle driveway providing extensive parking and leading to the detached triple garage with two open bays and one enclosed bay.





LOCATION

Jokers Moon resides on a peaceful tucked-away private road in Buckland, ideally located between the historic market towns of Dorking and Reigate. Buckland is renowned for its attractive village green, pond, church with the village shop and local bus stop just 300 metres away. The neighbouring villages of Brockham and Betchworth offer excellent everyday amenities including village stores, post offices, pubs, schools and thriving community life. Reigate and Dorking lend to an extensive range of shopping, dining and leisure facilities, including independent boutiques, cafés, restaurants, supermarkets, cinemas and cultural venues. The area is particularly well served by a wide selection of highly regarded state and independent schools, including Reigate Grammar, Dunottar, Micklefield, Reigate Priory, Box Hill and Aberdour. For commuters, Reigate, Dorking and Redhill stations offer regular services to London Victoria, London Bridge and Waterloo, while Junctions 8 and 9 of the M25 are easily accessible. Gatwick Airport lies approximately 9 miles to the south. The surrounding Surrey countryside offers exceptional opportunities for walking, cycling and riding, with the North Downs and Box Hill close by. Sporting facilities include several renowned golf courses, tennis clubs, racing at Epsom and Sandown, polo at Epsom, and wine tasting at Denbies Vineyard, England's largest commercial vineyard.





JOKERS MOON

MAIN HOUSE 3,629 SQ FT/ 337.1 SQ M
OUTBUILDINGS 1,217 SQ FT/ 113.1 SQ M
TOTAL APPROX. FLOOR AREA 4,846 SQ FT/450.2 SQ M

Post Code: RH3 7BD

Latitude: 51.242791 Longitude: -0.252174

What3words: joined.coherent.loudly

Council Tax Band: House - G Annex - A

Local Authorities:

Mole Valley District Council, Tel. 01306 885001

Surrey County Council, Tel. 03456 009009

Tenure: Freehold

Broadband: ADSL

Utilities:

Electric - Mains supply

Water - Mains supply

Heating - Gas central heating

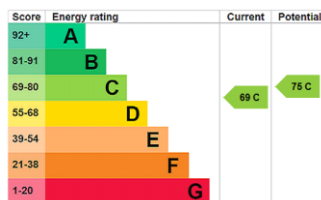
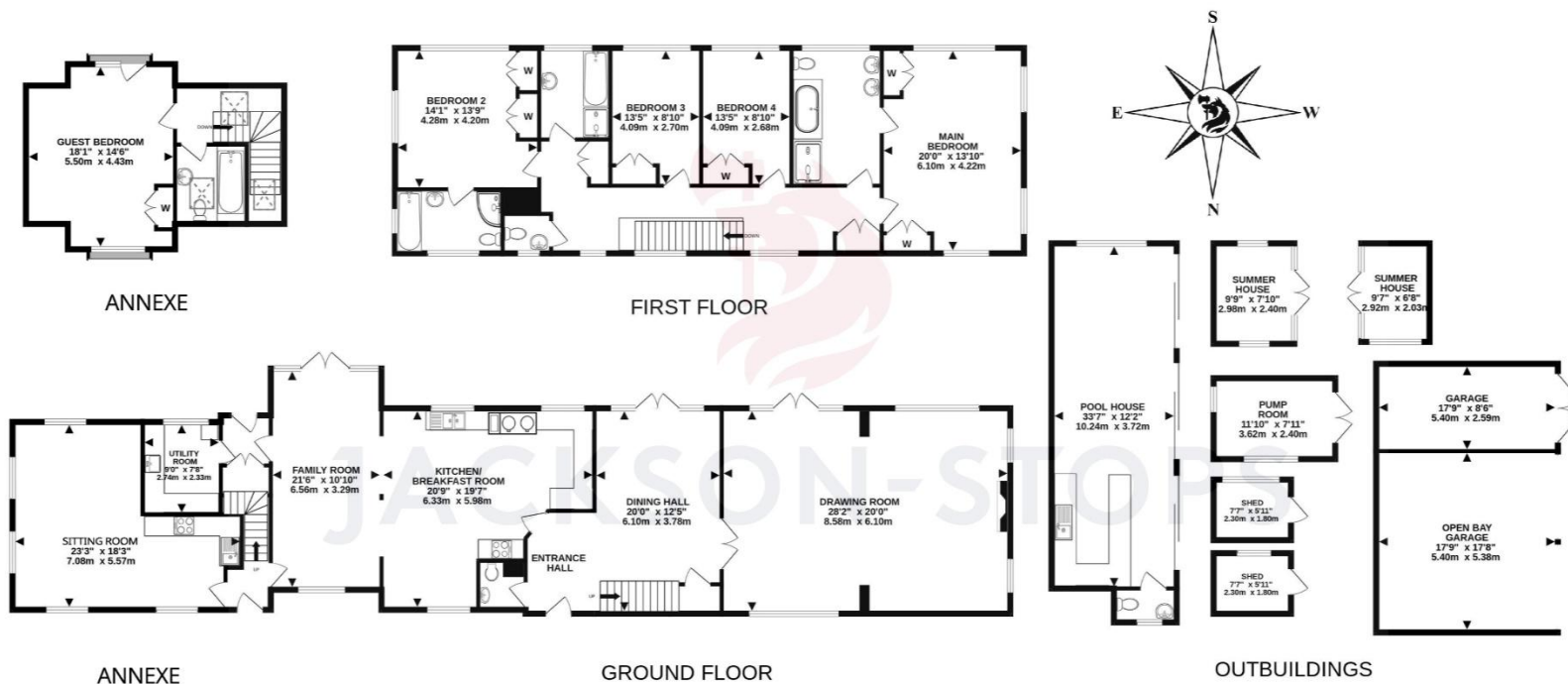
Sewerage - Main drainage

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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