



LAUREL BANK
GADBROOK ROAD, BETCHWORTH, SURREY

JACKSON-STOPS 

LAUREL BANK, GADBROOK ROAD, BETCHWORTH, SURREY RH3 7AN
GUIDE PRICE £875,000

A SUPERBLY PRESENTED AND HIGHLY
VERSATILE DETACHED HOME WITH
DELIGHTFUL GARDENS, ENJOYING A
PEACEFUL AND HIGHLY SOUGHT-AFTER
RURAL LOCATION



DISTANCES (Approximate)

BROCKHAM 2 MILES

BETCHWORTH STATION 2.7 MILES

DORKING STATION 2.9 MILES

DORKING TOWN CENTRE 3.5 MILES

REIGATE 4.5 MILES

M25 (J8) REIGATE HILL 6 MILES

GROUND FLOOR

- Entrance porch
 - Entrance hall
 - Sitting room
 - Kitchen/dining room
 - Utility room with cloakroom
 - Principal bedroom with built-in wardrobes
 - Two further bedrooms
 - Family bathroom
-

GUEST/ANCILLARY ACCOMMODATION

- Guest living room
 - Kitchenette
 - Guest bedroom with en-suite bathroom
 - Garden room
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OUTSIDE

- Substantial southerly sun terrace
- Delightful established gardens
- Detached home office/gym
- Garden store and other outbuildings
- Pretty front garden
- Driveway providing parking
- In all, the grounds extend to about 0.38 of an acre

DESCRIPTION

Laurel Bank is a superbly presented, well-proportioned and highly versatile detached bungalow, offering excellent and flexible living accommodation which could readily suit multigenerational living. The current owner has comprehensively modernised, enhanced and extended the property to an excellent standard throughout. This includes a single-storey extension to the western side, cleverly designed to provide the opportunity for ancillary accommodation, comprising a guest living room, bedroom, luxurious en-suite bathroom and garden room. Equally, depending upon individual requirements, this accommodation can integrate seamlessly with the main house. The principal accommodation is approached through an entrance porch leading to the entrance hall. There is a principal bedroom with built-in wardrobes and two further bedrooms, served by a modern family bathroom. The sitting room has sliding doors opening directly onto the southerly sun terrace. The impressive kitchen/dining room is very much the heart of the home, incorporating a comprehensive range of quality fitted units, integrated appliances and quartz work surfaces. The dining area has further sliding doors onto the terrace, while a separate utility room with cloakroom completes the accommodation. Outside, the gardens are a wonderful feature of Laurel Bank. A substantial southerly sun terrace extends across the rear, beyond which the established gardens are predominantly laid to lawn with mature shrub and tree borders providing excellent privacy and seclusion. Adjacent to the terrace is a detached brick-built home office/gym and garden store, with further outbuildings including two sheds and a greenhouse. The gardens gently undulate southwards to a delightful further area maintained as a small wild meadow, where a feature pond and adjoining Gadbrook stream create an idyllic and peaceful setting. To the front is a pretty garden enclosed by established hedging, together with a driveway providing ample parking. In all, the grounds extend to approximately 0.38 of an acre.

LOCATION

Laurel Bank occupies a delightful rural setting to the south-west of Betchworth, a highly regarded Surrey village conveniently positioned between Dorking and Reigate. Betchworth provides local amenities including a village school, two public houses, church and post office. Brockham, to the north-west, offers a wider range of everyday facilities and is particularly well known for its picturesque village green, together with a thriving village school, public houses, chemist, church and butcher. The nearby towns of Dorking and Reigate both provide an excellent range of shops, cafés and restaurants, together with a good selection of schools. For the commuter, rail services operate from Dorking to London Waterloo and Victoria, while Reigate and Redhill provide further services towards Victoria and London Bridge. The surrounding Surrey countryside is particularly attractive, with an extensive network of footpaths, bridleways and country lanes providing excellent opportunities for walking, cycling and riding.



LAUREL BANK

MAIN BUNGALOW 1,411 SQ FT/131.2 SQ M

OUTBUILDINGS 444 SQ FT/ 38.2 SQ M

TOTAL APPROX. FLOOR AREA 1,855 SQ FT/172.4 SQ M

Post Code: RH3 7AN

Latitude 51.210449 Longitude: -0.278388

What3words: milky.bubble.stray

Council Tax Band: E

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

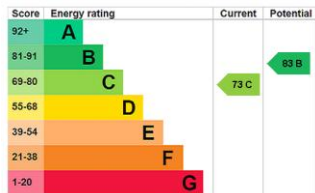
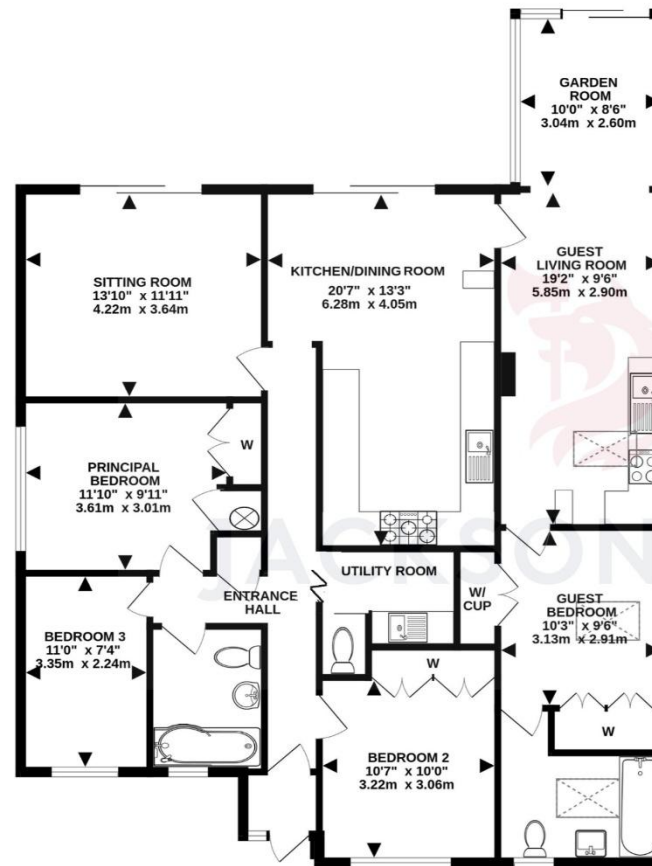
Sewerage – Mains supply

Rights and Restrictions:

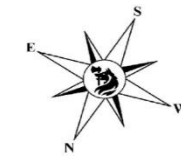
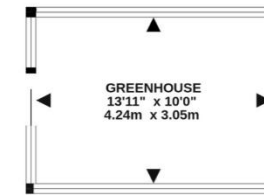
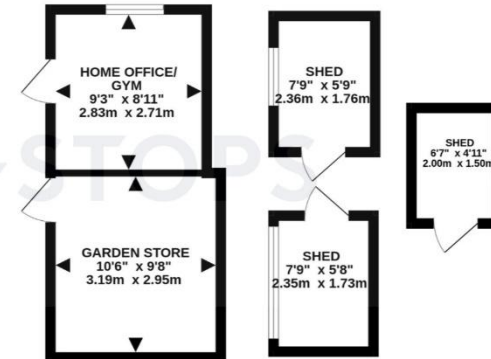
Ask agent

Risks:

No flood risks



GROUND FLOOR



OUTBUILDINGS

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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JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910