



THE OLD HOUSE NORTH
THE STREET, BETCHWORTH, SURREY

JACKSON-STOPS 

**THE OLD HOUSE NORTH, THE STREET, BETCHWORTH,
SURREY RH3 7DJ**

**A LANDMARK GRADE II LISTED PERIOD
HOME ENJOYING MAGNIFICENT LAKESIDE
GROUNDS IN THE HEART OF
BETCHWORTH VILLAGE**



DISTANCES

DORKING 3 MILES

M25 (J8) REIGATE HILL 4 MILES

REIGATE 4.5 MILES

REDHILL STATION 6 MILES

GATWICK AIRPORT 10 MILES

CENTRAL LONDON 24 MILES

GROUND FLOOR

- Reception hall and cloakroom
- Drawing room
- Family room
- Kitchen/dining room
- Inner hall
- Access to cellar rooms

FIRST FLOOR

- Principal bedroom with walk-in wardrobe and adjoining bath/shower room
- Bedroom three with built-in wardrobes and en-suite shower room
- Laundry/shower room

SECOND FLOOR

- Guest bedroom with adjoining shower and hand basins
- Two further bedrooms
- Cloakroom

OUTSIDE

- Outstanding grounds overlooking the lake
- Driveway providing parking and turning
- Semi-detached double garage
- In all, the grounds extend to approximately 1.85 acres



THE PROPERTY

The Old House North forms a substantial wing of this distinguished Grade II listed period residence, occupying a prominent position in the heart of the picturesque Surrey village of Betchworth. The original house is understood to date from the 17th century, with its handsome Georgian façade added during the 18th century and further sympathetic additions in the 19th century. Rich in architectural character, the property retains a wealth of period features including exposed timbers, impressive fireplaces, elegant proportions and original detailing, creating a home of immense charm and distinction. The beautifully proportioned accommodation is centred around a welcoming reception hall with a substantial wood-burning stove, creating a striking first impression. Beyond are two elegant reception rooms, including a magnificent drawing room overlooking the front of the property with an attractive period fireplace. The separate family room flows seamlessly into the superb kitchen/dining room, measuring approximately 25'6" x 16'9", fitted with a quality range of cabinetry centred around a substantial island. Exposed timbers and a striking brick fireplace housing the Aga provide an impressive focal point, although prospective purchasers should note that the Aga is currently uncommissioned. An inner hall provides access to the staircase and the extensive cellarage, comprising four generous cellar rooms offering excellent storage together with exciting potential for a variety of uses, subject to any necessary consents. The first floor is equally impressive, with an elegant principal bedroom suite incorporating a walk-in wardrobe and generous adjoining bathroom with twin wash hand basins, corner bath and separate shower cubicle. Bedroom three benefits from built-in wardrobes and an en-suite shower room, whilst a separate laundry/shower room provides further practicality. Occupying the second floor is a substantial guest bedroom with adjoining shower and twin wash hand basins, together with two further bedrooms served by a cloakroom.

THE GROUNDS

The grounds are a particular feature, extending to just under 2 acres and enjoying an exceptional setting overlooking a magnificent lake. A generous sun terrace adjoins the kitchen/dining room, with steps descending through beautifully landscaped gardens to the water's edge. An attractive footbridge crosses to the eastern side of the lake, where established woodland leads to a further area of lawn with several garden outbuildings. The property also benefits from a vehicular right of way over neighbouring land, providing useful secondary access. To the front, a gravel driveway provides ample parking and turning, whilst there is also a semi-detached double garage. Please note that there is a pedestrian gated right of access for use of the owners of The Old House North conveniently allowing for garden waste, mowers etc to be brought in from the front. Combining architectural heritage, beautifully proportioned accommodation and exceptional lakeside grounds, The Old House North offers a rare opportunity to acquire a landmark village home in one of Surrey's most desirable locations.





LOCATION

The Old House North enjoys a delightful setting in the heart of the highly regarded Surrey village of Betchworth. Ideally positioned between the thriving market towns of Dorking and Reigate, Betchworth offers an excellent range of day-to-day amenities including two well-regarded country pubs, The Dolphin and The Red Lion, a village shop with post office, St Michael's Church, North Downs Primary School and the historic village forge. The village is perhaps best known for St Michael's Church, which featured in the acclaimed film *Four Weddings and a Funeral*. Dorking and Reigate provide an extensive range of mainstream and independent shops, supermarkets, cafés, restaurants and leisure facilities. Reigate is particularly renowned for its excellent selection of highly regarded independent schools, including Reigate Grammar School, Dunottar School, Micklefield School and St Mary's Preparatory School, whilst Dorking offers The Ashcombe School, The Priory School and Box Hill School. For the commuter, railway services from Dorking provide direct links to London Waterloo and London Victoria, whilst nearby Redhill offers frequent fast services to London Victoria and London Bridge, together with direct connections to Gatwick Airport and the south coast. The M25 (Junction 8) is within easy reach, providing convenient access to the national motorway network. Dorking also benefits from an excellent sports and leisure centre, together with The Dorking Halls, which hosts a varied programme of theatre, cinema and cultural events throughout the year. The surrounding countryside is amongst Surrey's finest, with miles of open footpaths, bridleways and woodland walks across the North Downs, Box Hill, Leith Hill and Reigate Heath, making the area ideal for walking, cycling and horse-riding enthusiasts.





THE OLD HOUSE NORTH

MAIN HOUSE 3,554 SQ FT/330.2 SQ M

CELLAR AND GARAGE 812 SQ FT/75.4 SQ M

TOTAL APPROX. FLOOR AREA 4,366 SQ FT/405.6 SQ M

Post Code: RH3 7DJ

Latitude: 51.234759 Longitude: -0.267196

What3words: data.suffice.edges

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 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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