



HILLVIEW
THE COOMBE, BETCHWORTH, SURREY

JACKSON-STOPS 

HILLVIEW, THE COOMBE, BETCHWORTH, SURREY RH3 7BT
GUIDE PRICE £1,195,000

SUPERB DETACHED BUNGALOW IN A
HIGHLY SOUGHT-AFTER PRIVATE ROAD
WITH BEAUTIFULLY PRESENTED
VERSATILE ACCOMMODATION SET IN
APPROXIMATELY HALF AN ACRE



DISTANCES

BETCHWORTH STATION 0.2 MILES
BROCKHAM 1.5 MILES
DORKING 3 MILES
REIGATE 4 MILES
M25 (J9) LEATHERHEAD 6 MILES
GATWICK AIRPORT 10 MILES

GROUND FLOOR

- Entrance hall
- Shower room
- Family room
- Kitchen/living room
- Conservatory
- Inner hall
- Utility room
- Main bedroom with en-suite
- Two further bedrooms
- Study/bedroom 4

OUTSIDE

- Delightful established gardens
- Raised balcony/veranda area
- Substantial sun terrace with various seating areas
- Attractive ornamental pond
- Gated driveway providing parking
- Detached double garage
- In all, the grounds extend to about 0.5 of an acre

DESCRIPTION

Hillview is a superb detached bungalow, presented in excellent order throughout and offering exceptionally well-proportioned and versatile accommodation in a highly desirable private road on the lower slopes of Box Hill, between the towns of Reigate and Dorking. Occupying a slightly elevated position, the property sits beautifully within grounds extending to approximately half an acre. A welcoming entrance hall with modern shower room leads into the impressive kitchen/living room, which forms the true heart of the home. Measuring approximately 26 ft 9 in x 17 ft 8 in, this excellent space flows naturally into the conservatory, from where delightful views over the surrounding gardens can be enjoyed. The kitchen is beautifully appointed with a comprehensive range of high-quality furniture, twin integrated ovens and a substantial central island incorporating a wine fridge. Engineered oak flooring complements the room, while two tall sliding doors open directly onto a generous decked sun terrace. There is also a separate family room, ideal as a comfortable snug, together with a useful utility room. The principal bedroom benefits from built-in wardrobes and an en-suite, while two further bedrooms and a study, suitable for use as a fourth bedroom, are served by a modern family bathroom. Outside, the delightful gardens lie predominantly to the south and west and provide a superb variety of areas for entertaining and relaxation. Features include several seating areas, an ornamental pond, established borders and an attractive pergola. Timber gates open onto a carriage in-and-out driveway providing ample parking and access to a detached double garage. We understand there is also secondary vehicular access to the western side of the grounds.

LOCATION

Hillview enjoys an enviable setting within the Surrey Hills National Landscape on the northern outskirts of the highly regarded village of Betchworth, nestled on the southern slopes of the North Downs. The village offers an excellent range of amenities including a popular primary school, village church, two public houses and a post office, whilst nearby Brockham provides a wider selection of facilities for everyday needs. The property is situated within The Coombe, a sought-after private road accessed from Pebble Hill Road, and is conveniently located just 0.2 miles (approximately a five-minute walk) from Betchworth railway station. The station lies on the Reading to Gatwick line, with connecting services providing convenient access to London. The nearby market towns of Dorking and Reigate offer an extensive selection of both independent and national retailers, cafés, restaurants and leisure facilities, together with mainline railway services to London Victoria, London Waterloo, London Bridge and Gatwick Airport. The area is particularly well served by an excellent choice of schools in both the state and independent sectors, including Reigate Grammar School and Dunottar School. Surrounded by some of Surrey's most beautiful countryside, the property is ideally placed for walking, cycling and riding, with Box Hill, the North Downs and numerous public footpaths close by, all enjoying spectacular far-reaching views across the surrounding landscape.



HILLVIEW

MAIN DWELLING 1,665 SQ FT/154.6 SQ M

GARAGE 315 SQ FT/29.3 SQ M

TOTAL APPROX. FLOOR AREA 1,980 SQ FT/183.9SQ M

Post Code: RH3 7BT

Latitude: 51.251307 Longitude: -0.268808

What3words: wake.fonts.hops

Council Tax Band: G

Local Authorities:

Mole Valley District Council, Tel. 01306 885001

Surrey County Council, Tel. 03456 009009

Tenure: Freehold

Broadband: FTTC

Utilities:

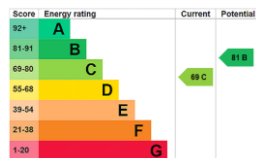
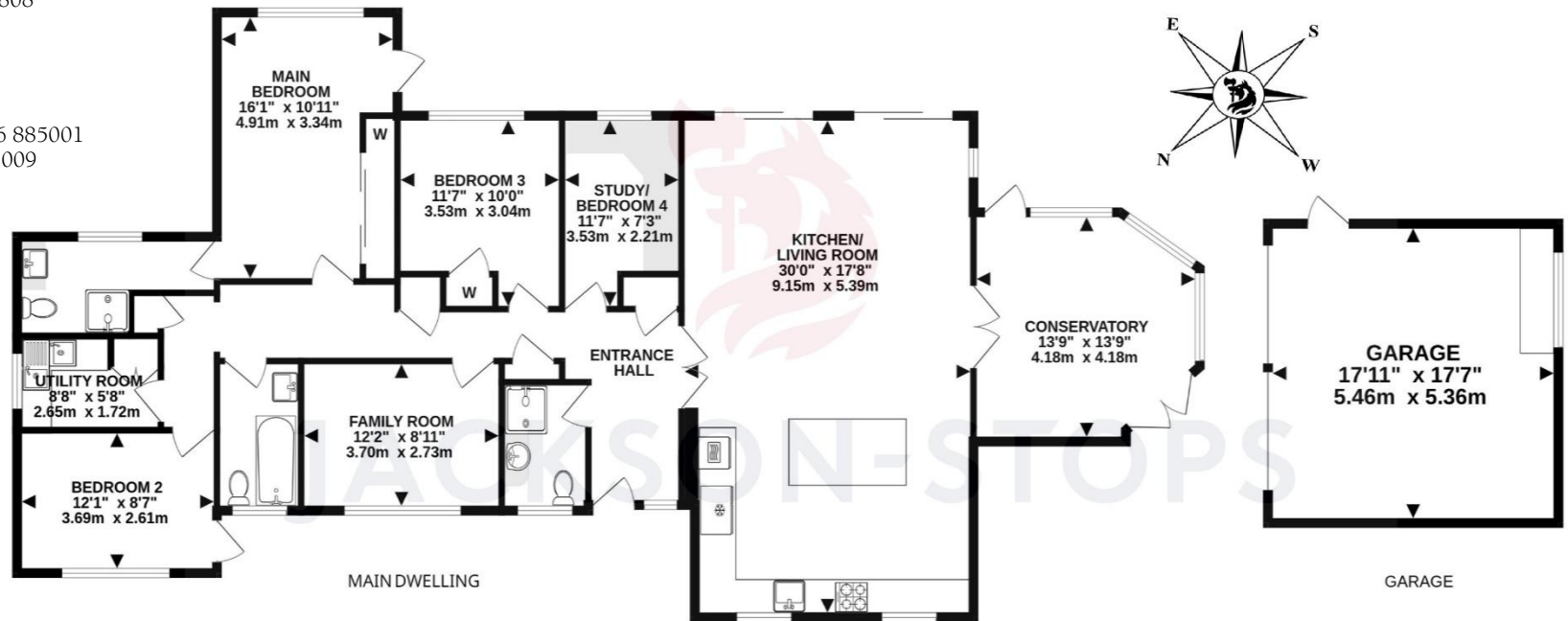
- Electric – Mains supply
- Water – Mains supply
- Heating – Gas central
- Sewerage – Mains supply

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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PROPERTY EXPERTS SINCE 1910