# 10 RYKENS LANE
## BETCHWORTH, SURREY

JACKSON-STOPS

## 10 RYKENS LANE, BETCHWORTH, SURREY RH3 7AB
## GUIDE PRICE £830,000

# A WELL PRESENTED 3 BEDROOM SEMI DETACHED HOUSE ENJOYING THE SETTING AND COMMUNAL GROUNDS OF THE SOUGHT-AFTER BROCKHAM PARK ESTATE

### DISTANCES
BROCKHAM VILLAGE 1.5 MILES
DORKING 4 MILES
REIGATE 5 MILES
M25 (J8) REIGATE HILL 7 MILES
GATWICK AIRPORT 11 MILES

### GROUND FLOOR
- Entrance hall
- Sitting room
- Dining room
- Study
- Kitchen/breakfast room
- Cloakroom
- Rear porch/boot room

### FIRST FLOOR
- Principal bedroom and en-suite shower room
- Bedroom two with built-in wardrobes
- Bedroom three
- Family bathroom

### OUTSIDE
- Pretty enclosed garden
- Allocated parking
- Garage
- Visitor parking
- Communal grounds
- Communal tennis courts

## DESCRIPTION

A well-presented semi-detached house built by Redrow Homes in 2002 and offered for sale for only the second time since its construction. Situated within the sought-after Brockham Park Estate, the property provides well-balanced accommodation ideally suited to family living. The ground floor comprises an entrance hall, sitting room with fitted wood-burning stove, separate dining room, study and the kitchen/breakfast room which offers ample space for a breakfast table and informal dining and is complemented by a useful rear porch providing a practical buffer between the house and garden. On the first floor, the generous principal bedroom benefits from fitted wardrobes and a large en-suite shower room, while bedroom two also features fitted wardrobes. A third bedroom and family bathroom complete the accommodation. Outside, the attractive, landscaped rear garden provides a welcoming space for relaxation and entertaining, with an area of lawn and a paved terrace for outdoor dining. A rear gate leads to the parking area and single garage, which benefits from an electric up-and-over door, power and lighting, together with potential for additional storage above. The property also enjoys a dedicated parking space and access to visitor parking within the estate.

## LOCATION

Brockham Park is an exclusive private residential estate set within approximately 32 acres of communal parkland, with mature trees, established grounds and residents' tennis courts. The development combines a range of family homes and mews properties with the original Victorian mansion, which has been converted into apartments. The estate has an interesting history, having been acquired by the Beecham Group in 1945. Today, Brockham Park offers a distinctive setting between the popular villages of Brockham and Betchworth, both providing local shops, pubs and everyday amenities. Brockham is particularly well known for its picturesque village green, traditional village atmosphere and annual bonfire celebrations. The surrounding countryside offers excellent opportunities for walking and cycling, with the Surrey Hills and Box Hill close at hand. The nearby market towns of Dorking and Reigate provide a wider selection of shops, restaurants, leisure facilities and well-regarded schools, together with rail services to London. The area also benefits from convenient road connections, including access to the M25 and Gatwick Airport.

# 10 RYKENS LANE

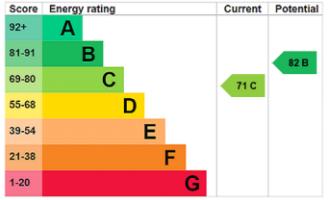
MAIN HOUSE 1,617 SQ FT/150.2 SQ M
GARAGE 159 SQ FT/14.7 SQ M
TOTAL APPROX. FLOOR AREA 1,776 SQ FT/164.9 SQ M

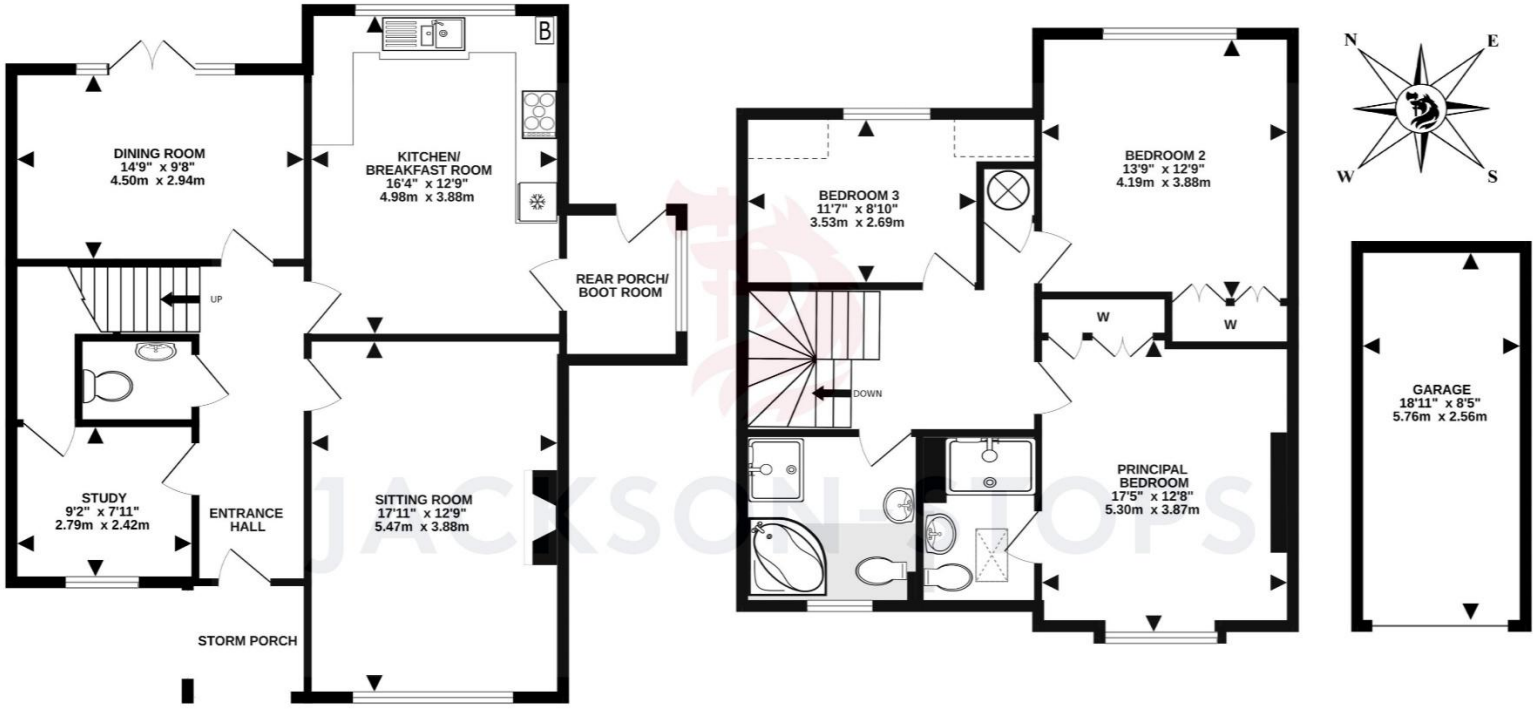
**Post Code:** RH3 7AB
**Latitude:** 51.213629 **Longitude:** -0.27757
**What3words:** ruins.rate.decide

**Council Tax Band:** F
**Local Authorities:**
Mole Valley District Council, Tel. 01306 885001
Surrey County Council, Tel. 03456 009009

**Annual Service Charge:** £1700 per annum
**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




recycle

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.

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