Seymours



Wonham Lane

Betchworth

Guide Price £475,000

Property Features

- THREE BEDROOMS
- EN SUITE TO MAIN BEDROOM & BATHROOM
- SUPERB 29ft OPEN-PLAN KITCHEN/DINING/LIVING SPACE
- TWO ALLOCATED PARKING SPACES
- SURROUNDED BY BEAUTIFUL COUNTRYSIDE
- BEAUITFUL RIVERSIDE & MILLPOND WALKS CLOSE BY
- 1350 SQ FT IN TOTAL
- SHORT DRIVE TO BROCKHAM, DORKING & REIGATE TOWN CENTRE
- FLEXIBLE LAYOUT
- SHARE OF FREEHOLD WITH 987 YEARS REMAINING







Full Description

A superbly crafted three-bedroom mews home forming part of a beautifully converted historic water mill, surrounded by stunning countryside and enjoying an idyllic riverside setting on the River Mole in Betchworth, perfectly positioned between Reigate and Dorking. The original mill building dates back to around 1740, although records indicate a mill has occupied the site since the early 14th century. Approximately ten years ago, the building was sympathetically converted into a collection of luxury homes, finished to an exceptional specification throughout.

One of the property's most notable features is its environmentally friendly heating and hot water system, which is powered by water-source heat pumps located within the basement. Drawing energy directly from the mill pond, the system harnesses the movement of the water to provide efficient heating and hot water to the homes within the development. There are many other impressive features throughout the property, and an internal viewing is highly recommended to fully appreciate all that it has to offer.

Steps lead to an attractive walkway and the front entrance. The accommodation is beautifully presented throughout and begins with a spacious reception hall featuring oak flooring, stairs rising to the first floor, an understairs storage cupboard, and a cloakroom. The living space is the impressive 29ft open-plan kitchen, dining and living room, enjoying a pleasant front aspect and oak flooring throughout. The kitchen is fitted with a range of eye and base-level units, complemented by generous wooden work surfaces and a comprehensive range of integrated appliances, including an oven and hob. There is ample space for a dining table and chairs, together with a comfortable seating area, creating the perfect space for both everyday living and entertaining. The principal bedroom is an impressive 20ft room featuring a Velux skylight and a stylish en-suite shower room. A wooden staircase leads from the hallway to the first-floor landing, which incorporates a useful open area, ideal for use as a study or home office. Bedroom two is a generous double bedroom with a Velux skylight while bedroom three is another spacious double bedroom, enjoying delightful views to the front through a dormer window and benefiting from two eaves storage cupboards. The family bathroom is elegantly fitted with a white suite comprising a freestanding bath, separate shower cubicle, pedestal wash basin and WC. Additional features include a heated towel rail, part-tiled walls, matching floor tiles, inset lighting and a Velux skylight as well as further eaves storage.

This exceptional home is perfect for purchasers seeking high-quality accommodation in a peaceful countryside setting, without the ongoing maintenance typically associated with larger gardens and grounds.

Communal grounds and parking

The communal grounds extend around the front, sides and rear of the mill pond, with footpaths leading directly into the beautiful Surrey countryside, offering access to riverside, woodland and field walks. To the side of the building there is a residents' washing line area.

The property benefits from two allocated parking spaces, one of which is undercover, together with additional visitor parking.

There is also a basement storage area suitable for bicycles and other equipment, a communal refuse store, and a plant room housing the three water-source heat pumps and associated equipment serving the development.

Share of Freehold

The property is share of freehold with 987 Years remaining. The Management Fee: £2538 for maintenances of common parts, sewage water treatment, hot water & Underfloor heating, Ground source heat pump (insurance paid separately) This property falls under Council Tax Band F. The property is connected to mains water, sewage water treatment, and electricity. The broadband is a FTTC connection.

Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.













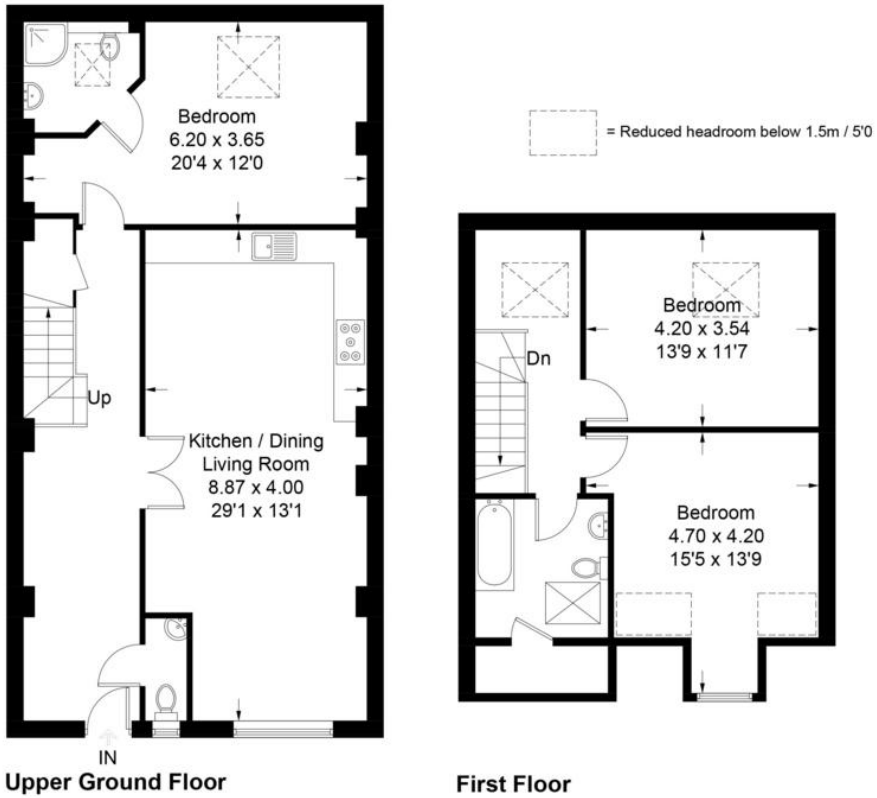






Wonham Lane, RH3

Approximate Gross Internal Area = 125.4 sq m / 1350 sq ft
Reduced Headroom = 2.0 sq m / 21 sq ft
Total = 127.4 sq m / 1371 sq ft

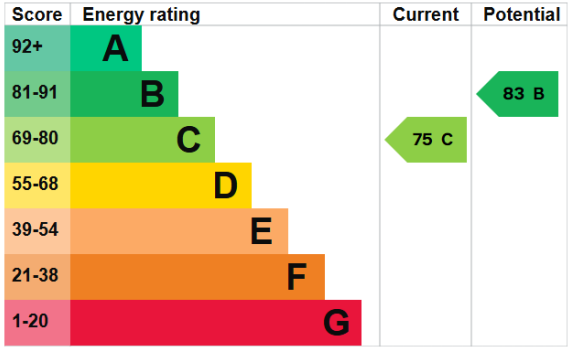


Upper Ground Floor **First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1346003)







COUNCIL TAX BAND F

TENURE SHARE OF FREEHOLD

LOCAL AUTHORITY
Mole Valley District Council

CONTACT
Cummins House, 62 South Street, Dorking,
Surrey, RH4 2HD

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674

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