

TURRET COTTAGE

RECTORY LANE, BUCKLAND, BETCHWORTH, SURREY

JACKSON-STOPS

TURRET COTTAGE, RECTORY LANE, BUCKLAND, BETCHWORTH, SURREY RH3 7BH
GUIDE PRICE £850,000

A BEAUTIFULLY APPOINTED VICTORIAN HOME WITH DELIGHTFUL GARDENS, ENJOYING AN ENVIABLE BUCKLAND VILLAGE GREEN SETTING



DISTANCES (Approximate)

BETCHWORTH STATION 0.7 MILES
REIGATE 2.5 MILES
DORKING 4 MILES
M25 (J8) REIGATE HILL 5 MILES
LEATHERHEAD 7 MILES
GATWICK AIRPORT 9 MILES
LONDON 25 MILES

GROUND FLOOR

- Entrance porch
- Kitchen/dining/family room
- Inner hall
- Sitting room
- Principal bedroom with en-suite
- Bedroom three
- Shower room

FIRST FLOOR

- Landing
- Bedroom two
- Loft room

OUTSIDE

- Beautifully established gardens enjoying a south-westerly rear aspect
- Substantial sun terrace
- Driveway providing off-road parking
- In all, the grounds extend to approximately 0.25 of an acre

DESCRIPTION

Turret Cottage is a most appealing and attractive detached Victorian home, sympathetically extended and modernised to a superb standard, whilst retaining much of its original character and charm. The property enjoys an enviable position just off Buckland's much-admired village green. The beautifully appointed and versatile accommodation is particularly adaptable to individual requirements. A notable feature is the impressive 30' x 19' kitchen/dining/family room, forming part of a thoughtfully conceived extension undertaken by the current owners in 2019. This wonderful, light-filled space enjoys a delightful outlook over the gardens, with numerous windows, doors and a large roof lantern taking full advantage of the south-westerly aspect. The kitchen is superbly fitted with an extensive range of units, integrated appliances and quartz work surfaces. An inner hall leads to the charming double-aspect sitting room, principal bedroom with contemporary en-suite, further bedroom or study and shower room. Upstairs is an additional bedroom and a useful loft room offering flexibility for a variety of purposes. The beautifully maintained gardens are a particular feature, with a substantial sun terrace, pergola and ornamental pond adjoining the house. Predominantly laid to lawn, the grounds feature established borders, mature shrubs and trees, providing excellent privacy and seclusion. A shingle driveway offers parking and turning space. In all, the grounds extend to approximately a quarter of an acre.

LOCATION

Turret Cottage occupies an enviable position in the picturesque village of Buckland, renowned for its attractive period properties, historic church, village green and picturesque pond. The village benefits from a community shop, whilst neighbouring Betchworth offers two public houses, a village school, post office and historic church, famously featured in the film Four Weddings and a Funeral. The nearby towns of Reigate and Dorking provide an excellent range of independent and mainstream shops, restaurants, cafés and recreational facilities. There is a good selection of highly regarded schools in the area, including Reigate Grammar, Micklefield, St Mary's and Dunottar. Rail services are available from Betchworth, Dorking and Reigate, with faster connections to London Victoria and London Bridge from Redhill. The M25 provides convenient access to the wider motorway network and Gatwick Airport. The surrounding countryside is particularly appealing, with miles of beautiful walking and riding country, including the North Downs, Reigate Heath and Colley Hill. Golfing enthusiasts are well catered for, with courses at Betchworth, Reigate Heath, Walton Heath and the RAC Golf Club at Epsom.













TURRET COTTAGE

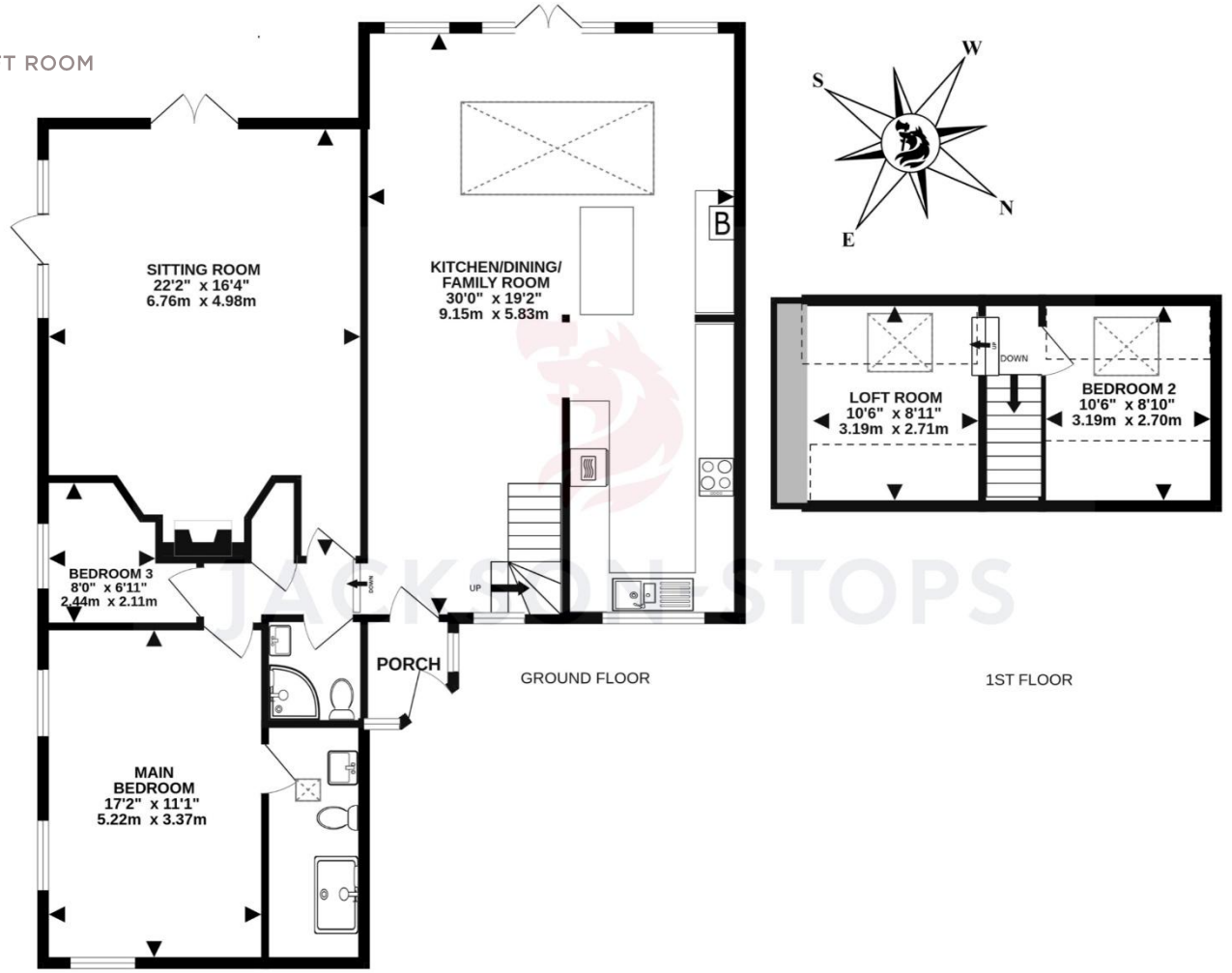
TOTAL FLOOR AREA 1,505 SQ FT/139.8 SQ M INCLUDING LOFT ROOM

Post Code: RH3 7BH
Latitude: 51.244165 **Longitude:** -0.252303
What3words: glad.amused.bravo

Council Tax Band: F
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





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.

DORKING
01306 887560
dorking@jackson-stops.co.uk
jackson-stops.co.uk

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