

EAST SANDHILLS

SANDY LANE, BETCHWORTH, SURREY

JACKSON-STOPS

EAST SANDHILLS, SANDY LANE, BETCHWORTH, SURREY RH3 7AA

A CHARMING WING OF A SUBSTANTIAL VICTORIAN COUNTRY HOUSE WITH BEAUTIFUL GARDENS IN A PRIME, SECLUDED BETCHWORTH LOCATION



DISTANCES

BETCHWORTH STATION 1 MILE
REIGATE 3 MILES
DORKING 3 MILES
M25 J8 (REIGATE HILL) 4.4 MILES
REDHILL STATION 4.9 MILES

GROUND FLOOR

- Reception hall
- Sitting room
- Dining room
- Kitchen/breakfast room
- Study/family room
- Utility room
- Boiler room
- Cloakroom

FIRST FLOOR

- Principal bedroom with dressing area
- Guest bedroom with en-suite shower room
- Two further bedrooms
- Study/bedroom 5
- Two bathrooms
- Separate WC

OUTSIDE

- Double garage and adjoining carport
- Substantial former stable buildings
- Beautifully established formal gardens and grounds
- Attractive southerly views towards the North Downs
- In all, approximately 0.8 of an acre

The PROPERTY

East Sandhills forms the eastern wing of a substantial Victorian country house, understood to date from 1874, occupying a wonderfully private and elevated position with delightful views across the surrounding countryside towards the North Downs.

Approached via a long private driveway, the property enjoys a peaceful and secluded setting and offers a particularly appealing combination of period character, well-proportioned accommodation and beautifully established gardens and grounds. The accommodation is arranged over two floors and retains much of the charm and character associated with its Victorian origins. The welcoming reception hall, with adjoining cloakroom, leads to the two attractive reception rooms - a generous sitting room with an open fireplace and a well-proportioned dining room. The very well-appointed kitchen/breakfast room is complemented by an adjoining study/family room, together with a utility room and store.

On the first floor there are four bedrooms and a study/bedroom five, offering flexibility for those requiring a home office or additional bedroom accommodation. The principal bedroom benefits from an adjoining dressing area and particularly attractive views across the surrounding countryside. The guest bedroom has an en-suite shower room, whilst the remaining accommodation is served by two further bathrooms and a separate WC.

OUTSIDE AND THE GROUNDS

The gardens and grounds are an outstanding feature of East Sandhills, having been thoughtfully landscaped and beautifully established over many years. The gently sloping contours of the land have been skilfully incorporated into the garden design, creating a series of attractive areas from which to enjoy the wonderful southerly aspect and views towards the North Downs.

Extensive lawns are interspersed with mature trees, colourful herbaceous borders, established shrubs and rockeries, whilst neatly clipped hedging provides structure and a sense of privacy. A more formal enclosed lawn, bounded by a mature yew hedge, provides a particularly attractive feature. The garden also benefits from an irrigation system, supplied by a private borehole and holding tank.

A further notable feature is the collection of substantial former stable buildings, comprising a number of individual compartments and ancillary storage areas. These outbuildings provide a wealth of versatile ancillary space for a range of personal, recreational and storage uses. There is also a double garage with adjoining carport. In all, the gardens and grounds extend to approximately 0.8 of an acre.













LOCATION

East Sandhills occupies a wonderfully secluded position at the end of a long private driveway, just to the east of the picturesque village of Betchworth, surrounded by some of Surrey's most attractive countryside.

Betchworth is a highly regarded village situated between the market towns of Reigate and Dorking, offering a village shop and post office, primary school, parish church and two popular public houses, The Dolphin and The Red Lion.

The nearby towns of Reigate and Dorking provide a comprehensive range of shopping, recreational and cultural facilities, together with an excellent choice of restaurants, cafés and both state and independent schools.

For the commuter, Betchworth station provides rail connections along the North Downs line, whilst Redhill offers frequent mainline services to London Victoria and London Bridge. Dorking also provides rail services to London Victoria and Waterloo. The M25 can be accessed at Junction 8 (Reigate Hill), providing connections to the national motorway network and Gatwick Airport.

The surrounding countryside offers exceptional opportunities for walking, cycling and riding, with Box Hill, the North Downs and numerous miles of public footpaths and bridleways close at hand. There are also several highly regarded golf courses in the area, including Betchworth Park, Reigate Heath and Walton Heath.











EAST SANDHILLS

MAIN HOUSE 2349 SQ FT/218.2 SQ M
GARAGE, CARPORT AND STABLE BLOCK 1,383 SQ FT/128.1 SQ M
TOTAL APPROX. FLOOR AREA 3,732 SQ FT/346.3 SQ M

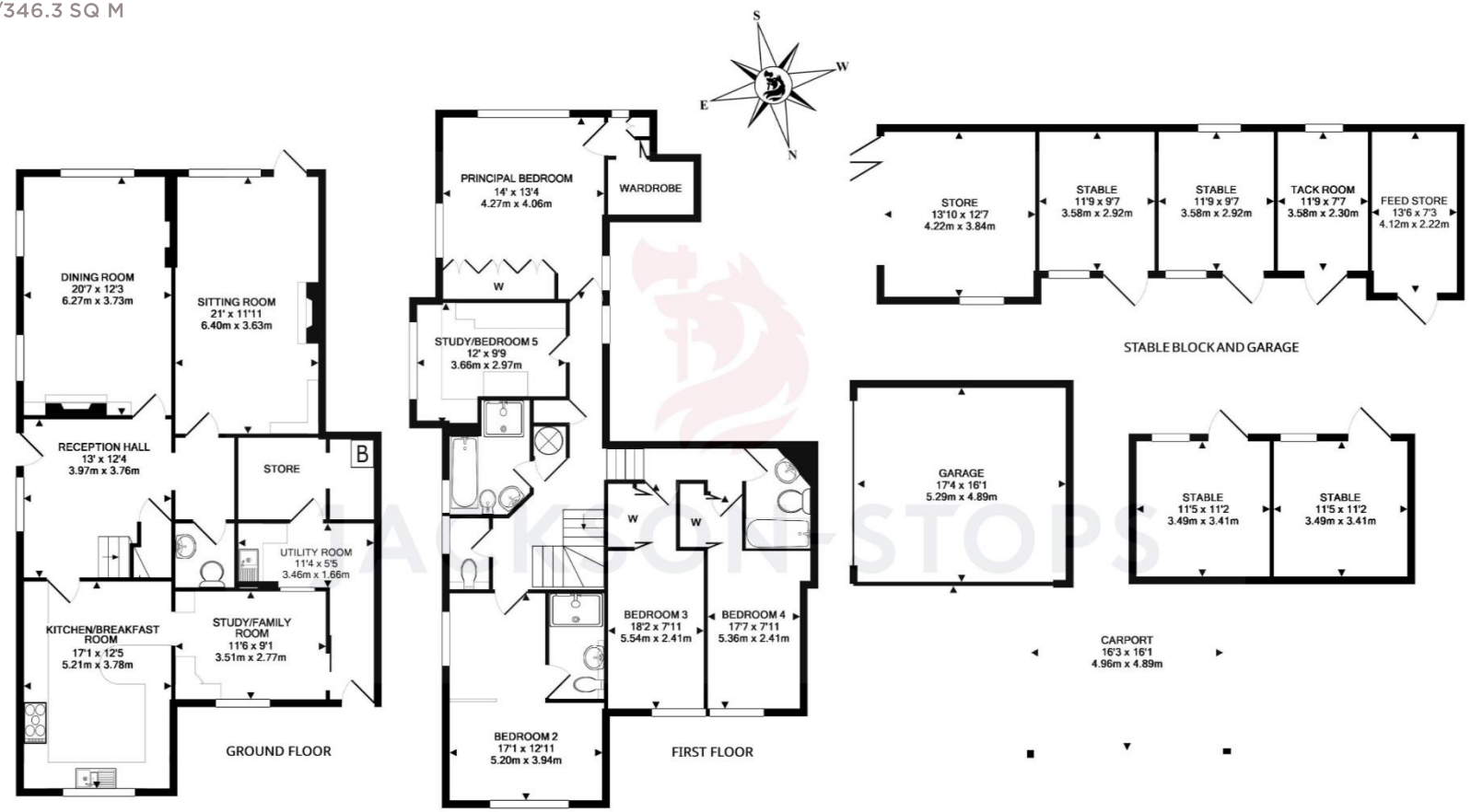
Post Code: RH3 7AA
Latitude: 51.237616 **Longitude:** -0.258329
What3words: rich.mount.sheep

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

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