

2 Coleshill Cottages Middle Street, Betchworth, Surrey, RH3 7AL

Price Guide £700,000









- PICTURESQUE VILLAGE OF BETCHWORTH
- SURROUNDED BY STUNNING COUNTRYSIDE
- THREE BEDROOMS & FIRST FLOOR BATHROOM
- DOWNSTAIRS SHOWER ROOM & UTILITY ROOM
- GARAGE & SEPARATE LARGE WORKSHOP
- VICTORIAN SEMI-DETACHED COTTAGE
- AMPLE DRIVEWAY PARKING
- TWO RECEPTION ROOMS
- PRIVATE, SOUTH-WEST FACING GARDEN
- VENDOR SUITED

Description

Occupying a superb plot in the picturesque village of Betchworth, this charming Victorian cottage, dating from the early 1900s, presents a rare opportunity to acquire a characterful home surrounded by beautiful Surrey countryside. Situated on the edge of Brockham Village, the property enjoys a peaceful rural setting while remaining conveniently close to local amenities and transport links.

Approached via a private driveway, the property benefits from extensive off-road parking, a detached garage and a separate workshop, both with power connected. The delightful south-west facing rear garden is a particular feature, backing directly onto open farmland and enjoying far-reaching rural views, creating an idyllic setting for relaxation and entertaining.

A welcoming entrance hall leads to an impressive extended sitting room, a bright triple-aspect space featuring panoramic rural views, a charming log-burning stove and original wooden floorboards. A separate dining room flows seamlessly into the kitchen, which overlooks the attractive rear garden. In addition, there is a practical utility room, a ground-floor shower room and direct access to the garden.

On the first floor are three bedrooms, each enjoy varying aspects across the surrounding countryside, together with a family bathroom.

Outside, the generous gardens are predominantly laid to lawn and bordered by mature trees and established shrubs, creating a private and secluded setting. A stone terrace provides the perfect space for outdoor dining and entertaining, while the detached garage and workshop offer excellent potential for a home office, studio or hobby space.

Combining period charm, versatile accommodation and a truly exceptional rural setting, this delightful Victorian cottage represents an outstanding home in one of the area's most picturesque village locations.

Situation

Coleshill Cottage enjoys a delightful semi-rural setting on the outskirts of Brockham, surrounded by the stunning Surrey countryside. Brockham is a highly regarded village with a strong sense of community and a range of everyday amenities, including local shops, a primary school, doctor's surgery, church and traditional village pubs, all within easy reach.

The property is ideally positioned for enjoying the surrounding countryside, with an abundance of scenic walks and bridleways on the doorstep. Much of the area forms part of the Surrey Hills National Landscape, renowned for its outstanding natural beauty, with the iconic Box Hill and North Downs providing some of the finest walking and cycling routes in the South East.

Approximately three miles away, Dorking is a vibrant and historic market town situated at the foot of the Surrey Hills. Its bustling High Street offers an excellent selection of independent boutiques, cafés, restaurants and well-known retailers, including Waitrose, Marks & Spencer and Sainsbury's. The area also benefits from a wealth of leisure and cultural attractions. Denbies Wine Estate, England's largest vineyard, lies on the edge of Dorking, while Dorking Halls provides a varied programme of theatre productions, live entertainment and cinema screenings. The town's sports and recreational facilities further enhance its appeal.

For commuters, Dorking's three railway stations provide regular services to London, Guildford and the South Coast, while the nearby A24 and M25 offer excellent road connections.

The area is particularly well regarded for its schooling, with The North Downs Primary School in Brockham and a selection of highly regarded secondary schools in Dorking, including The Ashcombe School and The Priory Church of England School.

Tenure	Freehold
EPC	D
Council Tax Band	E

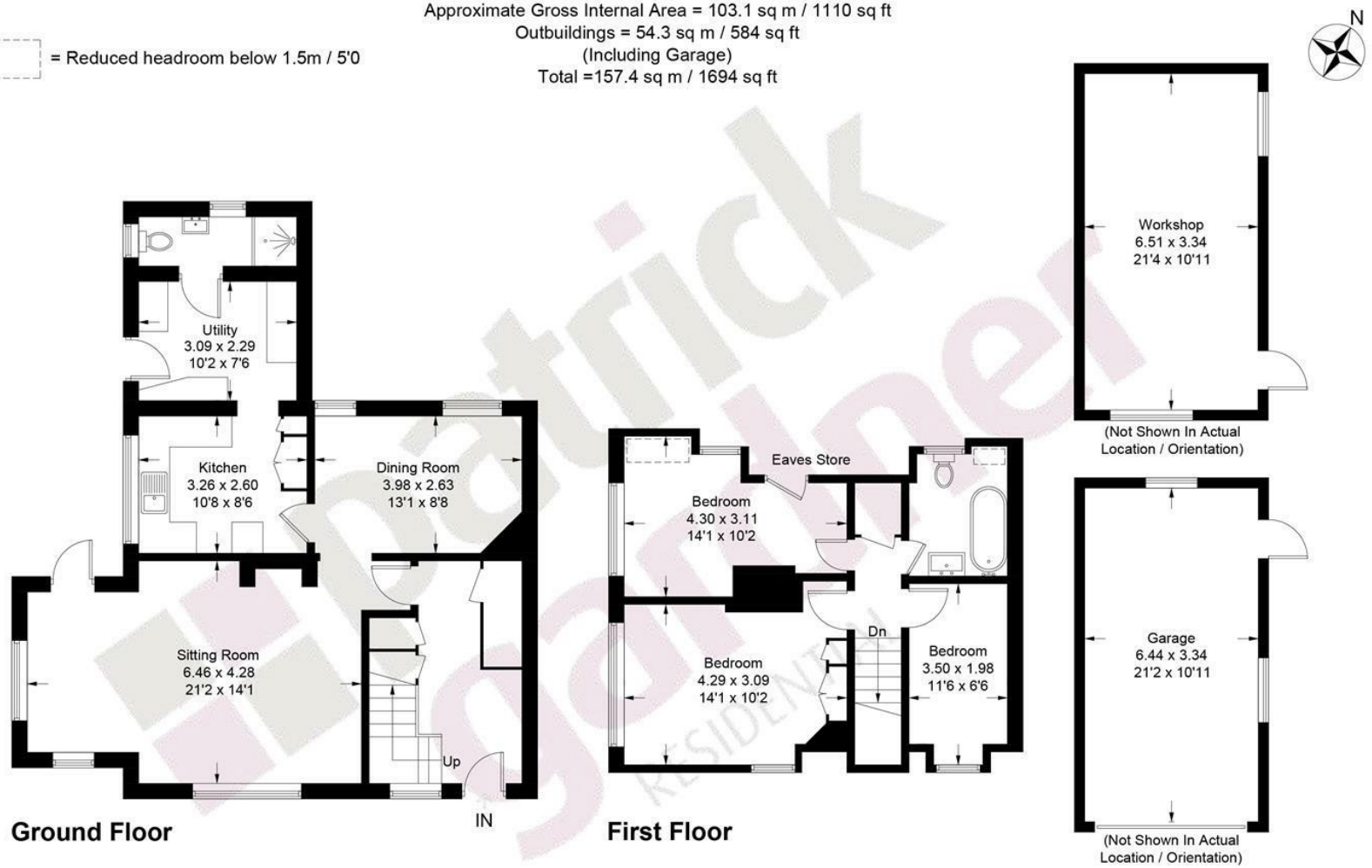






Approximate Gross Internal Area = 103.1 sq m / 1110 sq ft
Outbuildings = 54.3 sq m / 584 sq ft
(Including Garage)
Total =157.4 sq m / 1694 sq ft

= Reduced headroom below 1.5m / 5'0



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 decisions reliant upon them. (ID1305962)

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