

The Byre Cottage, Stoney Croft Farm, Chalkpit Lane, Betchworth, Brockham, RH3 7EZ

Offers In Excess Of £475,000









- ATTRACTIVE CHARACTER HOME
- KITCHEN/DINING ROOM
- VIEWS TO BOX HILL
- FAMILY BATHROOM
- AMPLE PARKING
- TWO DOUBLE BEDROOMS
- LARGE SITTING ROOM
- SOUTH/WEST FACING WALLED GROUNDS
- ORIGINAL FEATURES
- GAS CENTRAL HEATING

Description

Nestled in the picturesque setting of Stoneycroft Farm, Betchworth, this delightful character cottage, believed to date back to circa 1870, offers a unique blend of charm and modern living. Approached via a sweeping shared driveway, the property boasts ample parking for numerous vehicles, ensuring convenience for residents and guests alike.

Upon entering, one is greeted by a superb sitting room. The well-presented kitchen/dining room provides views to the front, creating a warm and inviting atmosphere for family meals and entertaining. The spacious sitting room, with its direct access to the south/west facing walled garden, serves as a perfect retreat for relaxation or social gatherings, allowing for seamless indoor-outdoor living.

The first floor comprises two generous double bedrooms, each offering built in wardrobes and a peaceful sanctuary with delightful views, including glimpses of the iconic Box Hill. The family bathroom is thoughtfully designed to cater to the needs of modern living while maintaining the cottage's character.

This charming home is ideal for those seeking a tranquil lifestyle in a beautiful setting, yet remains conveniently close to local amenities. With its rich history and inviting features, this property is a rare find.

Stoneycroft Farm itself won the Dorking and District Preservation Society Best Development Award in 1993.

Situation

The Byre Cottage is situated on the Reigate Road in Betchworth set between Dorking and Reigate and only a short distance from Brockham village.
Betchworth and Brockham are popular villages with local churches, primary schools, pubs, village stores, doctors and butchers.
Brockham community life is warm and active, centred around village traditions including the famous annual Brockham Bonfire on the Village Green.
Dorking town centre is approximately 2 miles away and offers an array of facilities including 5 supermarkets, 3 train stations, local and national shops and the Dorking Halls that includes a theatre, sports centre and cinema.
Reigate town is approximately 3 miles and Betchworth train stations is less than a mile away with connecting services to London via Redhill.
The immediate area offers some superb cycling, walking and riding countryside with Boxhill, Headley Heath and Ranmore all close by. Denbies Vineyard, the UK's largest, is situated to the North of Dorking.
Access to the M25 can be reached at either Junction 8, Reigate or Junction 9 Leatherhead.

Tenure	Freehold
EPC	D
Council Tax Band	D







Approximate Gross Internal Area = 82.0 sq m / 883 sq ft

= Reduced headroom below 1.5m / 5'0

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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 decisions reliant upon them. (ID1274494)

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