



12 New Cottages The Coombe

Betchworth

Guide Price £775,000



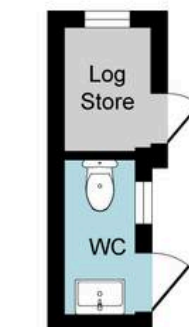
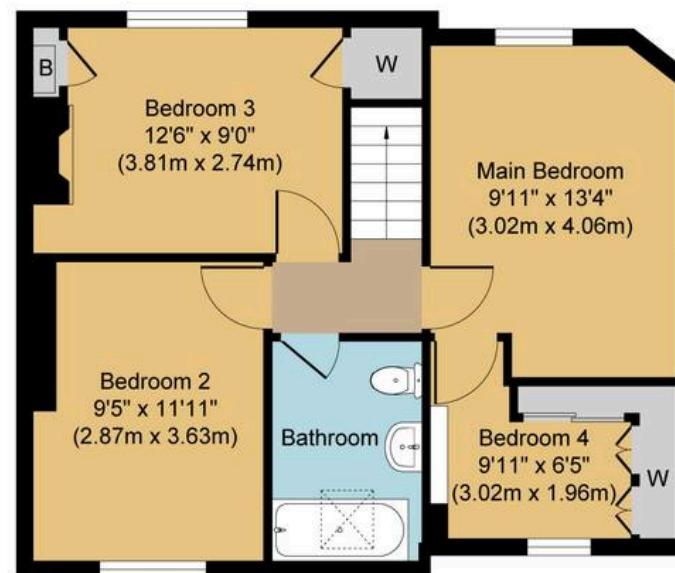
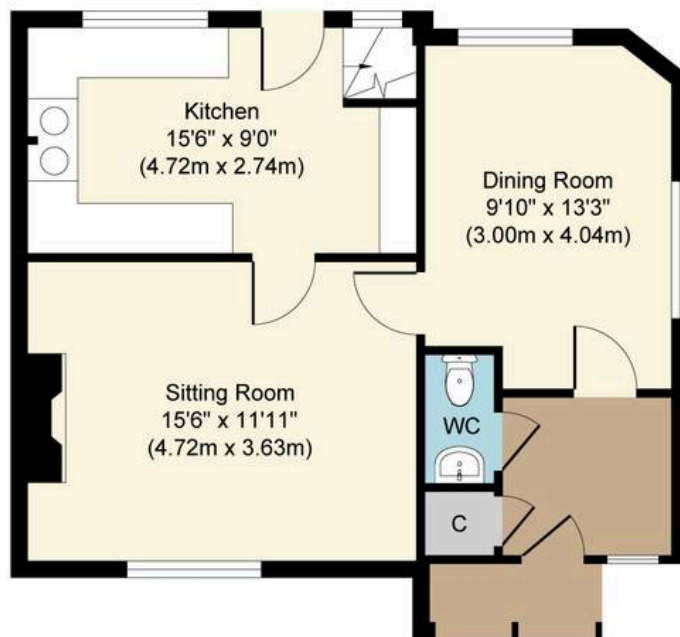
This beautiful four bedroom Victorian cottage, currently arranged as three bedrooms and a dressing room, is an attractive character home built in the late Victorian period and situated on a private road in the heart of Betchworth village. The property has been thoughtfully extended to provide two large reception rooms, including an impressive double aspect dining room with wood flooring and a charming sitting room with a traditional open fire, perfect for cosy evenings. The modern kitchen breakfast room is a real highlight, enjoying views over the gardens and featuring a comprehensive range of base and wall units, an integrated fridge/freezer, dishwasher, and a gas Aga, all complemented by elegant granite worksurfaces. Upstairs, the main bedroom enjoys a delightful double aspect and now connects to bedroom four, which has been converted into a useful dressing room, adding a touch of luxury and practicality. The property also benefits from a detached garage and driveway parking for three cars. With Betchworth train station within easy walking distance, offering access to London Bridge in under 50 minutes, this home is ideal for commuters seeking a blend of village charm and city convenience. The outside space is equally impressive, with a beautifully landscaped rear garden extending to approximately 230 feet. The garden has been skilfully designed to create multiple distinct areas, providing plenty of options for relaxation and entertaining. A spacious patio with a pergola offers the perfect setting for al fresco dining, while the remainder of the garden features well-tended lawns, mature planting, and thoughtfully placed seating areas. At the top of the garden, you can enjoy breathtaking views across the North Downs and the Weald. The garden is a true haven for those who appreciate privacy, natural beauty, and space to unwind.

Council Tax band: E

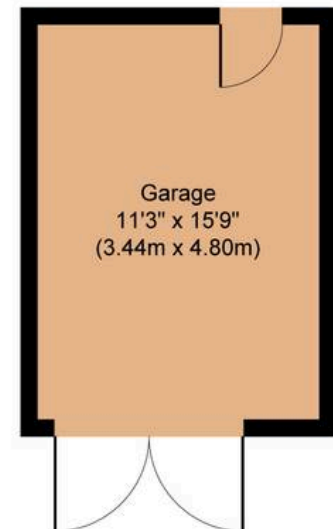
Tenure: Freehold







Outbuilding



Garage
Approximate Floor Area
177 sq. ft
(16.46 sq. m)



The Coombe, RH3
Approx. Gross Internal Floor Area 1240 sq. ft / 125.13 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.