



East Sandhills Sandy Lane, Betchworth

Guide Price **£1,250,000**



**halliwell
marks**

East Sandhills Sandy Lane

Betchworth

This delightful wing of a substantial Victorian house, dating back to 1874, offers a rare opportunity to acquire a beautifully presented home of considerable character and charm. The main residence extends to approximately 2,500 square feet and is complemented by a further 1,000 square feet of outbuildings and stables (ideal for a variety of uses, subject to any necessary consents).

- Delightful wing of a substantial Victorian house built in 1874
- Beautiful mature grounds of approximately 0.8 of an acre, with stunning southerly views
- The main building c. 2,500 sq ft, plus outbuildings/stables of c. 1,000 sq ft
- 5 bedrooms, 3 reception rooms and 3 bathrooms
- Packed full of character features and charm
- Presented in excellent order throughout, including a recently replaced roof



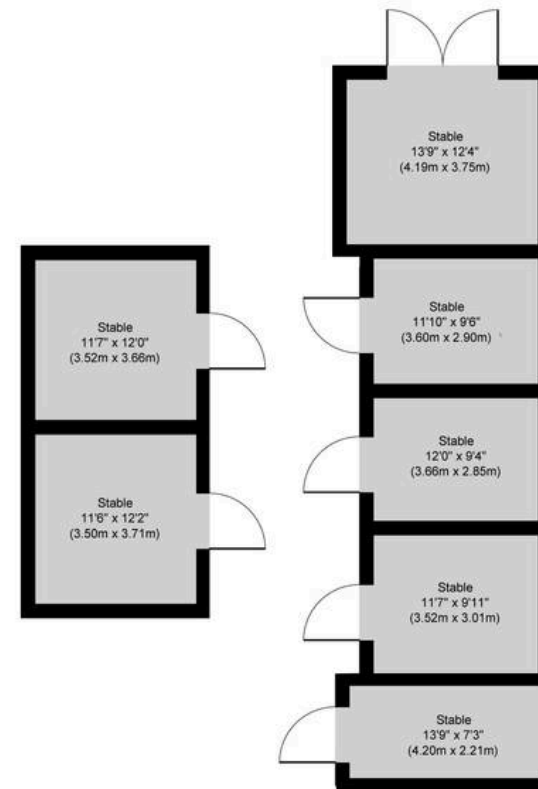




First Floor
 Approximate Floor Area
 1208 sq. ft
 (112.22 sq. m)

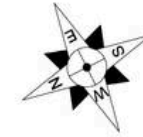


Ground Floor
 Approximate Floor Area
 1330 sq. ft
 (123.58 sq. m)



Outbuildings
 Approximate Floor Area
 886 sq. ft
 (82.30 sq. m)

Not in correct relation to the Property



Sandy Lane, RH3
Approx. Gross Internal Floor Area 3424 sq. ft / 318.10 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.

