



Brockham Park House, Betchworth, RH3

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- Two great double bedrooms, master with dressing room and ensuite
- Period features throughout
- Fitted kitchen
- Offered with no forward chain
- Good size family bathroom
- Fantastic open plan living
- Private garage & residents parking
- Italian sunken garden and tennis courts

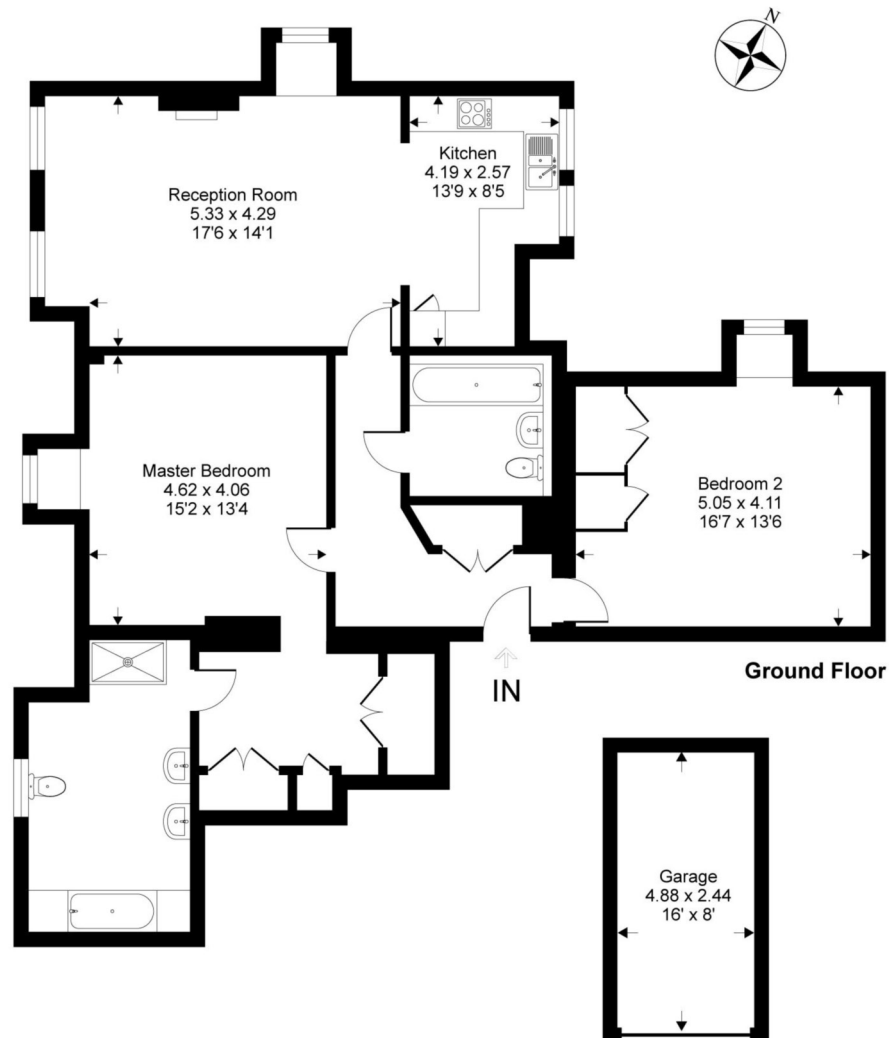
Brockham Park House, Betchworth, RH3

Brockham Park House, RH37

Approximate Gross Internal Area = 124 sq m / 1339 sq ft

Approximate Garage Internal Area = 12 sq m / 128 sq ft

Approximate Total Internal Area = 136 sq m / 1467 sq ft



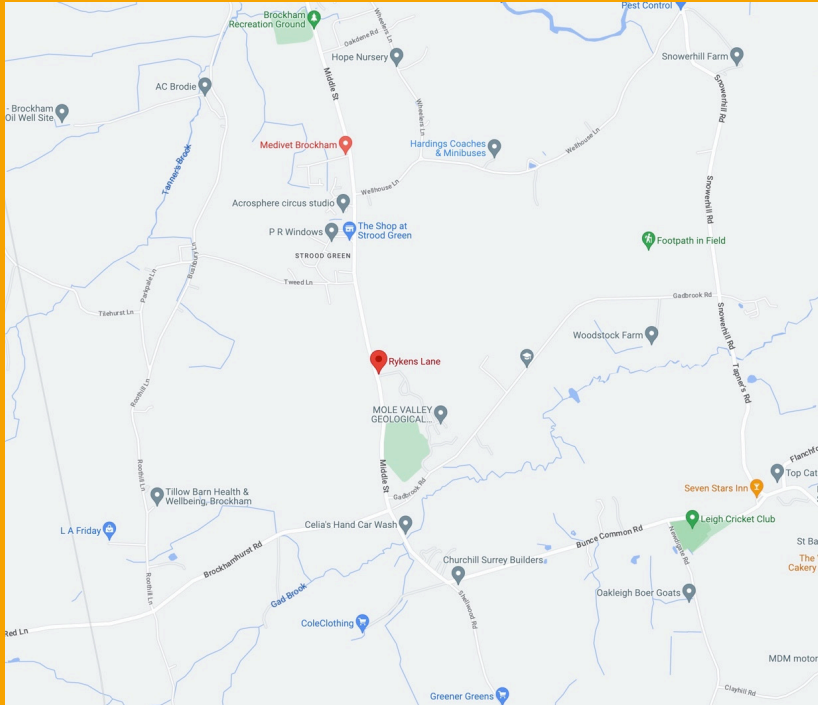
Brockham Park House is a delightful, converted manor house dating back to 1870, positioned grandly in approximately 32 acres of well tended parkland. This apartment is located on the second floor and whilst can be located via a very grandiose staircase, also has a lift for ease. The apartment has a generous hallway with the living accommodation offering fantastic views over the tennis courts and parkland. The living room has a central fireplace, impressive ceiling, and sash windows to match, with the kitchen slightly open plan from the living space.

There is a range of kitchen units, plenty of work surface, integrated appliances and far reaching views. The master suite is of an excellent size with a separate dressing room boasting fitted wardrobes and a huge four-piece ensuite, the second bedroom is also complemented by fitted wardrobes and the family bathroom has an excellent white suite. The grounds are sumptuous with a pretty Italian sunken garden and acres of parkland to explore. There is residents and visitors parking and a private garage.

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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LOCATION

Brockham is centrally located between Dorking and Reigate and has one of Surrey's most picturesque village greens lying at the foot of the North Downs with an impressive parish church overlooking the green. Brockham has a strong sense of identity being a close-knit community, and there are a range of village amenities including a convenience store, doctor's surgery, pharmacy, public house, parish church, butchers and a primary school. The nearby market towns of Dorking and Reigate offer an extensive range of High Street shopping and leisure facilities, and schools for all ages. Dorking Station offers a commuter service to both London Victoria and Waterloo.

TRANSPORT

Within easy reach of the A25, M23, M25 and Gatwick Airport. A bus service provides access to Brockham, Betchworth, Dorking and Reigate.

DISTANCE TO STATIONS FROM PROPERTY BY ROAD

- 3.2 miles to Betchworth Station
- 4.0 miles to Dorking Station



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Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

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