



GENISTA

OLD REIGATE ROAD, BETCHWORTH, SURREY, RH3 7DE



SUBSTANTIAL BUNGALOW ON A MATURE PLOT OFFERING FABULOUS POTENTIAL IN THE POPULAR VILLAGE OF BETCHWORTH

GENISTA, OLD REIGATE ROAD, BETCHWORTH, SURREY, RH3 7DE

Three Bedrooms ♦ Three Reception rooms ♦ Mature south east facing gardens of just over half an acre ♦ Potential to modernise and enlarge ♦ Unique property in a pretty village location ♦ Just half of a mile from Betchworth station ♦ 1802 sq ft of accommodation on one level

Description

Constructed in about 1960 and located in this sought after village location Genista offers a wonderful opportunity for any incoming purchaser to create their own ideal home.

The property is currently arranged to provide 1802 square feet of internal accommodation in addition to the garages. The accommodation and layout are shown in the following floor plan.

There is significant potential to modernise and enhance the existing bungalow or to alter and extend the accommodation to create a bespoke home on a wonderful mature plot. This, of course, would be subject to the usual planning constraints.

Set back off the road with a large driveway that provides ample parking for several cars the house sits centrally within the plot.

The gardens face south east and are mainly laid to lawn interspersed and bordered by a great variety of flowering shrubs and colour.

Location

Genista enjoys a lovely position in the very heart of Betchworth village which lies west of Reigate, east of Dorking nestling beneath Box Hill and the North Downs ridge.

Betchworth is a typical English country village with its ancient church, two pubs, village school and shop/post office.

For a more comprehensive range of shopping facilities the thriving market town centres of Dorking and Reigate are only 3 miles away respectively. Each offer a good selection of mainstream and individual shops, cafes and restaurants including the likes of Jack Wills, Oliver



Bonas, Wagamama, Bills, Cote, Marks & Spencer and Waitrose to name but a few.

The property is one half of a mile from Betchworth station with regular services to Dorking, Reigate, Redhill and beyond. Dorking mainline station offers regular train services to London Victoria and London Waterloo while Redhill station provides services to London Bridge and Victoria. For the international traveller Gatwick is 9 miles to the south.

Sporting and recreational facilities in the area include golf at Dorking Golf Club, Betchworth Golf Club, Reigate Heath and The RAC Country Club. Tennis at the Dorking Tennis & Squash Club. Racing at Sandown and Epsom (home of the Derby). Polo at Epsom Polo Club and wine tasting at Denbies Vineyard, which is England's largest commercial vineyard. The surrounding countryside is considered by many to be the finest in the south east and offers exceptional access to miles of open and protected countryside, including the North Downs and Box Hill, with some excellent walking, cycling and hacking trails.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



FLOORPLANS

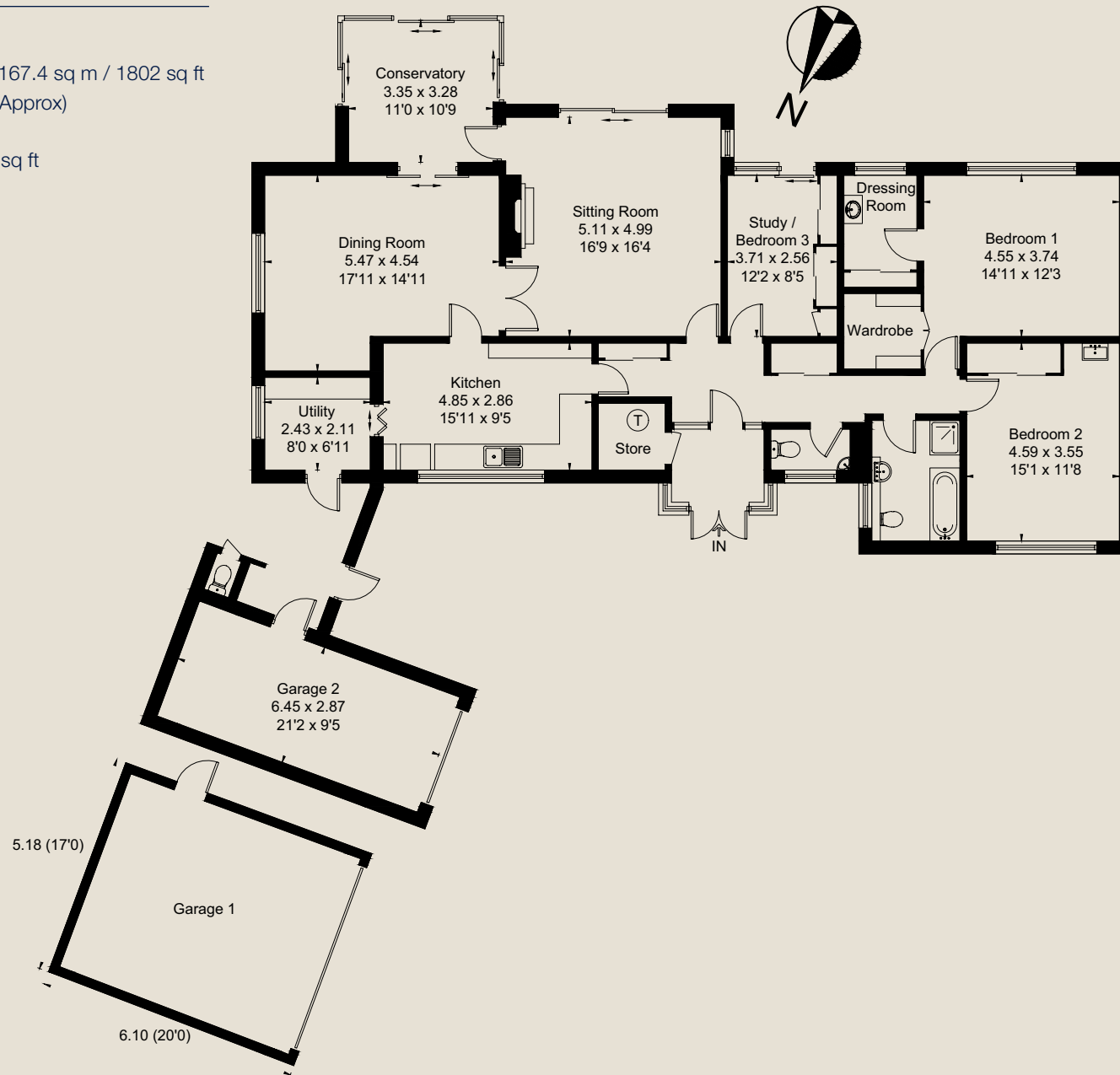
Approximate IPMS2 Floor Area = 167.4 sq m / 1802 sq ft

Garage 1 = 31.6 sq m / 340 sq ft (Approx)

Garage 2 = 18.5 sq m / 199 sq ft

Limited Use Area = 2.2 sq m / 24 sq ft

Total = 219.7 sq m / 2364 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	62	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		