



# A beautiful home in a delightful setting

**Tranquil House, Old Reigate Road, Betchworth, Surrey RH3 7DR**

Freehold





Circa 1770 Grade II listed property • Full of charm & character • Beautifully presented • Village setting  
• Mature plot with swimming pool • Double garage & workshops

### Description

Tranquil House has been beautifully restored by the present owners to provide a light and airy feel with much character and original features. The house is believed to date from around 1770 and was the village Post Office at the end of the nineteenth century.

The accommodation of approx. 2400 sq ft includes a magnificent Martin Moore kitchen/dining room, a living room with attractive fireplace and wood burner stove, dining room/family room and a utility room.

On the first floor are three bedrooms and a shower room and on the second floor two further double bedrooms and a family bathroom. There is also a cellar room and storage area.

The pretty gardens have a paved terrace area from the kitchen and are mainly laid to lawn with numerous mature trees and shrubs. At the rear is a heated pool and there are a number of outbuilding/store rooms. There is also a kitchen garden area. At the rear is a wall from an old walled garden.

There is a double garage and off street parking.

### Location

Situated on Old Reigate Road in Betchworth. Betchworth is a highly desirable country village with its ancient church, two pubs, village school and shop/post office. For more comprehensive shopping needs the local market towns of Reigate and Dorking offer a wide range of high street shops and boutiques with Waitrose in Dorking and M&S stores in both towns. There are also a good number of restaurants, cafes, and wine bars. The area is surrounded by stunning countryside and is favoured by those walking and riding.

### Viewing

Strictly by appointment with Savills.







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**Approximate Area** 223.6 sq m / 2407 sq ft

**Including Limited Use Area** (7.3 sq m / 78 sq ft)

**Outbuilding** 25.1 sq m / 270 sq ft

**Total** 248.7 sq m / 2677 sq ft



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