



A wonderful detached family home in a private setting

Orchard House, Home Farm Close, Betchworth, Surrey RH3 7DX



Private gated development • Air source heated outdoor Swimming pool • Garaging and ample parking • Stunning walled gardens • Benefits from full fiber internet

Local information

Situated in a desirable private close off The Street 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, riding, cycling and running.

About this property

Orchard House is a stunning detached family home, ideally situated at the end of this private close in the charming village of Betchworth. The property has been lovingly improved, refurbished and maintained by the current owners, including the addition of FTTP internet ideal for home working, a Rako Smart lighting scene setting system, LED lighting and UniFi Wi-Fi access points with full coverage inside and out, ideal for entertaining. The accommodation is both well proportioned and flexible, ideal for family life with the ability to incorporate working from home comfortably. The large entrance hall sets the tone beautifully for the rest of the house offering an abundance of light and gives access into all of the major rooms. The large triple aspect living room has a stunning bay

window, doors leading out to the terrace and gardens also a feature fireplace with log burner. The large sun is ideal for relaxing in the evenings, there is an incredibly useful office with a lovely outlook over the gardens. The dining room is located off the very well fitted kitchen and benefits from doors onto the terrace and pool area, a fantastic area for entertaining. There is a convenient utility space and a W/C completing the ground floor. Upstairs there are five bedrooms all bar one with fitted wardrobes, three of the bedrooms benefit from en suite bathrooms, there is also a family bathroom. Approached by an electric gate and gravel driveway with garaging and ample parking for numerous vehicles. The house has a beautiful walled garden, the site totals about 0.43 acres, the charming garden are a prime feature of Orchard House offering a high degree of privacy and fabulous entertaining spaces, including a large pergola to the side of the air source heated swimming pool and integrated hot tub. The property also come with a 7kw electric car charging point and electric solar panels.

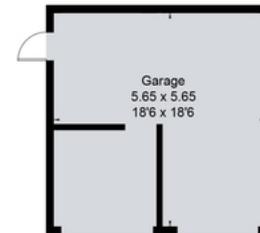
Viewing

Strictly by appointment with Savills

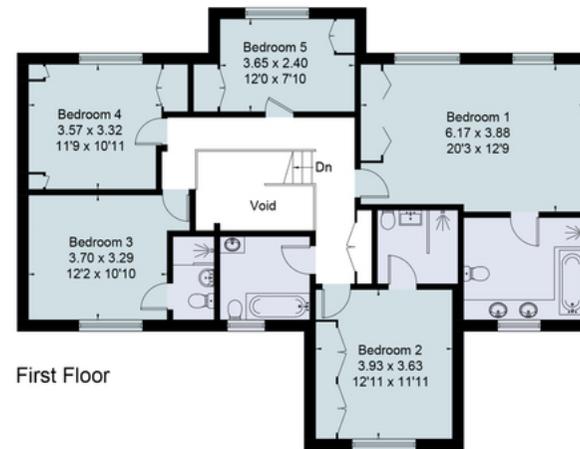
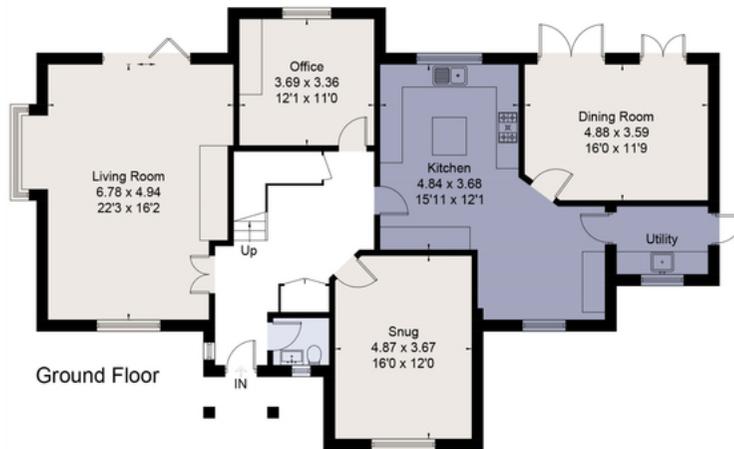




Approximate Area = 247.4 sq m / 2663 sq ft (Excluding Void)
Garage = 31.9 sq m / 343 sq ft
Total = 279.3 sq m / 3006 sq ft
For identification only. Not to scale.
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(Not Shown In Actual Location / Orientation)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	80
		EU Directive 2002/91/EC	

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