NEW LISTING

GUIDE PRICE: £1,750,000

HOLMES FARM BARN

HOLMES FARM, PEBBLEHILL ROAD, BETCHWORTH, SURREY, RH3 7BW

lewis white

Built in 2000 and more recently refurbished to an exceptionally high standard, this impressive home offers luxurious and versatile living throughout. The accommodation includes four generous double bedrooms, three beautifully appointed bathrooms, an elegant sitting room with an attractive stock-brick fireplace and views over the lawn, plus a study. The stunning kitchen/breakfast room features a vaulted ceiling and gas fired AGA, complemented by a utility room, drying room and cloakroom. Further benefits include bespoke fitted wardrobes, American Oak flooring, a double garage and brick-built outbuilding. Set on a level 0.32-acre plot, the property is presented in outstanding condition throughout.

DISTANCE

- Situated on Pebblehill Road in Betchworth, within the Mole Valley district.
- Close to Betchworth Rail Station, approximately 350 metres away, providing rail links to Dorking, Reigate, Redhill, London and Gatwick.
- Accessible motorway junctions include M25 J8 (2.93 miles), J9 (4.25 miles), and M23 J7 (5.31 miles), facilitating road travel.
- Nearest airports include London Gatwick Airport, approximately 7.93 miles from the property.
- Bus stops on Station Road and The Coombe are within 0.2 miles, offering local bus services.

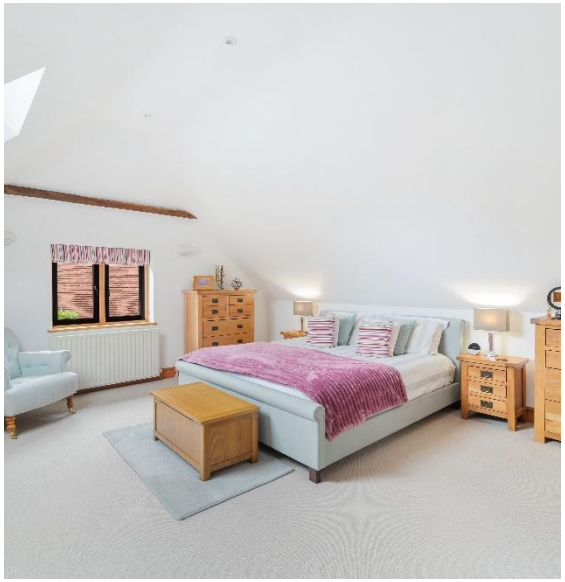
FEATURES

- Detached barn style house built in 2000, with a total floor area of 3,399 sq ft including garage.
- Set on a plot of approximately 0.32 acres.
- Four double bedrooms and three bathrooms.
- Council Tax Band G.
- This high specification property has been extensively updated.
- Detached double garage with ample parking available on the drive.

ACCOMMODATION

RECEPTION HALL	
KITCHEN/BREAKFAST ROOM	33’1 X 14’1 (10.09m x 4.3m)
SITTING ROOM	27’4 X 25 (8.32m x 7.62m)
STUDY	16’8 X 8’2 (5.07m X 2.48m)
UTILITY ROOM	10’3 X 10 (3.13m x 3.04m)
DRYING ROOM	9’11 X 4’2 (3.03m x 1.28m)
WET ROOM	10’2 X 8’2 (3.10m x 2.49m)
BEDROOM 1	24 x 16’5 (7.31m x 5.00m)
ENSUITE SHOWER ROOM	
BEDROOM 2	25 X 15’9 (7.62m x 4.80m)
ENSUITE BATHROOM	
BEDROOM 3	14’9 X 10 (4.49m X 3.05m)
BEDROOM 4	13’9 X 11’9 (4.19m X 3.57m)

Council Tax Band G, EPC C.



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