



**HOLMES HOUSE PEBBLEHILL ROAD, BETCHWORTH, SURREY,
RH3 7BW
£1,595,000
FREEHOLD**

***** GORGEOUS, DOUBLE FRONTED EDWARDIAN HOME SET WITHIN 0.77 OF AN ACRE,
WITH TWO DOUBLE GARAGES *****

Located at the foot of Box Hill, in a private lane, accessed from Pebble Hill Road, this spacious and well appointed detached house has been recently refurbished to high standard and really is a wonderful family home.

Through the front door you are greeted with a reception hall, that leads off to an inner hallway where the stairs are located. There is a dual aspect living room, that has a double glazed bay window to the front, an open fireplace and French doors to the side. On the opposite side of the reception hall there is another spacious living space, with a bay window and a gas fire. You have a bright, open plan kitchen/dining room, that has a separate utility room and direct access to the gardens. To the rear of the house there is a cloakroom and a study, which also has garden access.

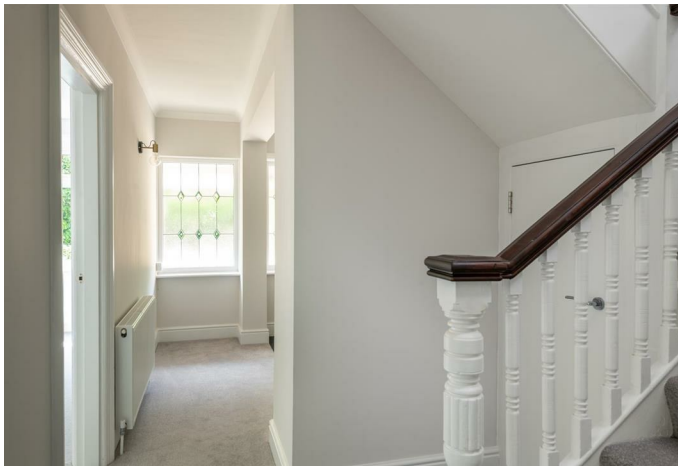
Up on the first floor there is a lovely galleried landing, with a glazed loft access panel that supplies natural light. You have the benefit of five double bedrooms, and a family bathroom. The principal bedroom is accessed by a superb dressing room, that has a double glazed window to the side, and a door to a four piece, en-suite bathroom.

Outside there is a huge amount on offer. Not only is there enough space to park up to twenty cars, but you have two large, detached garages, both with power and electric doors, two brick outbuildings, a wonderfully mature garden with apples trees and established boundaries. The driveway loops down to the side of the house and around to the front where there is another lawn garden and a circular driveway. As you approach the property, there is an access lane to the left which opens up to some stunning, countryside views.

Betchworth train station can be found nearby, and there is a well stocked "Little Waitrose" just around the corner. You also have a selection of superb pubs and restaurants, all within easy reach.

- **STUNNING HOME**
- **FOUR RECEPTION ROOMS**
- **CHARACTER FEATURES**
- **MATURE GARDENS**
- **COUNCIL TAX BAND: G**
- **FULLY REFURBISHED**
- **FIVE DOUBLE BEDROOMS**
- **GARAGING AND OUTBUILDINGS**
- **NO CHAIN**
- **EPC RATING: E**





ROOM DIMENSIONS:	
FRONT DOOR LEADING TO	
RECEPTION HALL 10'3 x 9'11 (3.12m x 3.02m)	DRESSING ROOM 13'2 x 11'8 (4.01m x 3.56m)
INNER HALL 6'7 x 6'4 (2.01m x 1.93m)	BEDROOM TWO 15'6 x 11'8 (4.72m x 3.56m)
REAR LOBBY 8'6 x 8'3 (2.59m x 2.51m)	BEDROOM THREE 12'4 x 10'8 (3.76m x 3.25m)
CLOAKROOM 4'9 x 4'7 (1.45m x 1.40m)	BEDROOM FOUR 12'4 x 10'9 (3.76m x 3.28m)
LOUNGE 25'0 x 12'1 (7.62m x 3.68m)	BEDROOM FIVE 10'4 x 8'10 (3.15m x 2.69m)
STUDY 12'1 x 10'6 (3.68m x 3.20m)	FAMILY BATHROOM 9'9 x 5'0 (2.97m x 1.52m)
FAMILY ROOM 15'7 x 11'6 (4.75m x 3.51m)	GAS CENTRAL HEATING
KITCHEN/DINING ROOM 23'10 x 14'5 (7.26m x 4.39m)	DOUBLE GLAZED WINDOWS
UTILITY ROOM 9'1 x 7'0 (2.77m x 2.13m)	GARAGE 1 16'4 x 16'3 (4.98m x 4.95m)
FIRST FLOOR	WORKSHOP 16'4 x 7'0 (4.98m x 2.13m)
LANDING	GARAGE 2 16'0 x 15'0 (4.88m x 4.57m)
BEDROOM ONE 14'7 x 10'1 (4.45m x 3.07m)	STORE 1 13'5 x 8'1 (4.09m x 2.46m)
ENSUITE BATHROOM 9'6 x 8'8 (2.90m x 2.64m)	STORE 2 13'8 x 8'5 (4.17m x 2.57m)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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