



Highridge

Brockhamhurst Road, Betchworth, Surrey, RH3 7AP

Batcheller
Monkhouse

Our Corner of England

HIGHRIDGE

A superb opportunity to acquire a 3 bedroom detached farm cottage with scope for modernisation with garden, paddock and parking. Potential to extend (STPP). In total about 5.54 acres.

Ground Floor

- Entrance Hall
- Living Room
- Kitchen
- Utility Room
- Cloakroom

First Floor

- Landing
- 3 Bedrooms
- Family Bathroom

Outside

- Large Gardens (0.22 Acre)
- Private Driveway
- 5.32 Acre Paddock



DESCRIPTION

A fantastic opportunity to acquire a rural property near the popular village of Betchworth in the Mole Valley district of Surrey. The property would benefit from full refurbishment and has scope for extension (subject to planning permission).

A glazed front door leads to :-

- **Entrance Hall** With radiator and store cupboard downstairs.
- **Cloakroom** With WC, wash hand basin, radiator and window to side.
- **Utility Room** With boiler, plumbing for washing machine, work surface, storage cupboards, consumer unit, window and glazed door to side.
- **Kitchen** With wall and base mounted units, solid work surfaces, sink unit with mixer tap, space for fridge/freezer, window to rear, tiled splashbacks, electric oven, gas hob and extractor.
- **Living Room** With windows to front and rear, two radiators, fireplace with stone surround and solid hearth.
- **Landing** With window to front, loft hatch, airing cupboard with hot water tank.
- **Bedroom 1** Windows to front and rear, two radiators.
- **Bedroom 2** Window to rear, radiator, storage cupboard.
- **Bedroom 3** Window to rear, radiator, storage cupboard.
- **Family Bathroom** White suite comprising WC, wash hand basin, mirrored bathroom cabinet, bath with screen, part tiled walls, and window to front.

OUTSIDE

Private driveway with parking for several vehicles. Front and rear gardens surrounded by mature hedging and fence. To the west the paddock can be accessed via Brockhamhurst Road with independent gated entrance. The land is relatively flat with hedge and fenced boundaries. There is a stream (Gad Brook) on the southern boundary.

AMENITIES

Local: Betchworth is known for its picturesque countryside and access to the North Downs.

Towns and Cities: Approximately 3 miles east of Dorking and 3 miles west of Reigate.

Transport: Betchworth is easily accessible by road (A25 and is near the M25) and rail (Betchworth railway station)



Key Features: The village has a railway station, church (St Michael's), a school, a pub, a post office/village shop and a blacksmith. Nearby (130 yards) Highridge Wood car park for walking and riding.

DIRECTIONS

From Dorking head south on Horsham Road/A2003. At the roundabout take the first exit onto Deepdene Avenue/A24. After just under a mile, turn right onto Chart Lane Street/Blackbrook Road. After just under 1.5 miles, turn left onto Red Lane/Brockhamhurst Road, and after about 1.2 miles the property will be found on the right hand side.

What3words: ///even.dizzy.brave

ADDITIONAL INFORMATION

Local Authority: Mole Valley District Council, Pippbrook, Dorking, Surrey, RH4 1SJ.
Telephone: 01306 885001 Website: www.molevalley.gov.uk

Services (not checked or tested): Mains water, electricity and gas.
Private drainage (septic tank) shared with neighbouring property (Penfold).

Rights and Easements: The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other wayleaves or easements.

Plans and Areas: These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry title number: SY685960 (part).

EPC: Rating F.

Council Tax: Band D



GUIDE PRICE £775,000 - £825,000

Viewings

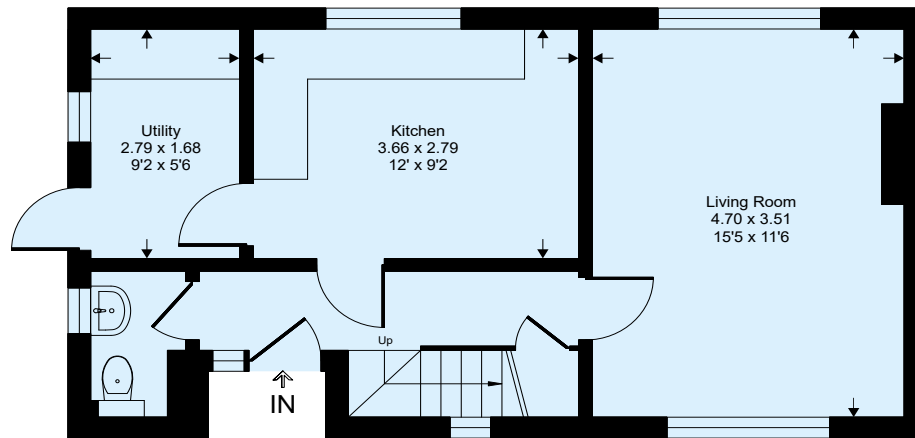
For an appointment to view please contact our Pulborough Office
Telephone: 01798 872081 Email: sales@batchellermonkhouse.com

Please take a set of these particulars when viewing and beware of potential rural hazards, including livestock. Ensure gates are shut at all times.

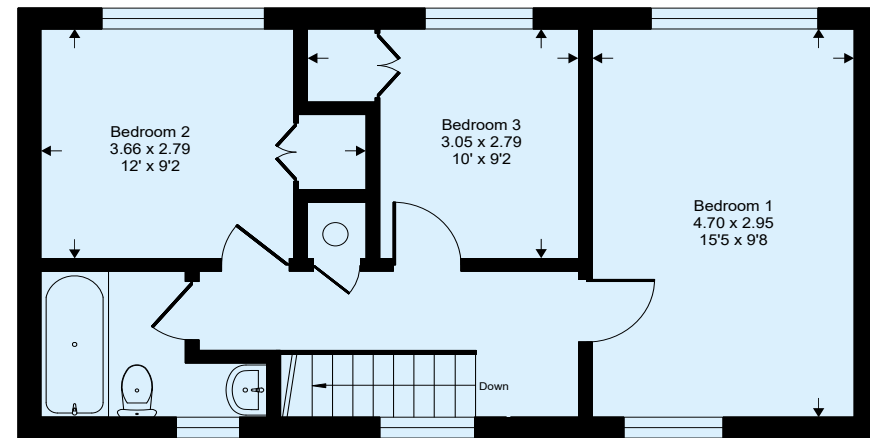


Highridge, RH3

Approximate Gross Internal Area = 84.9 sq m / 914 sq ft



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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NOTE:

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5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

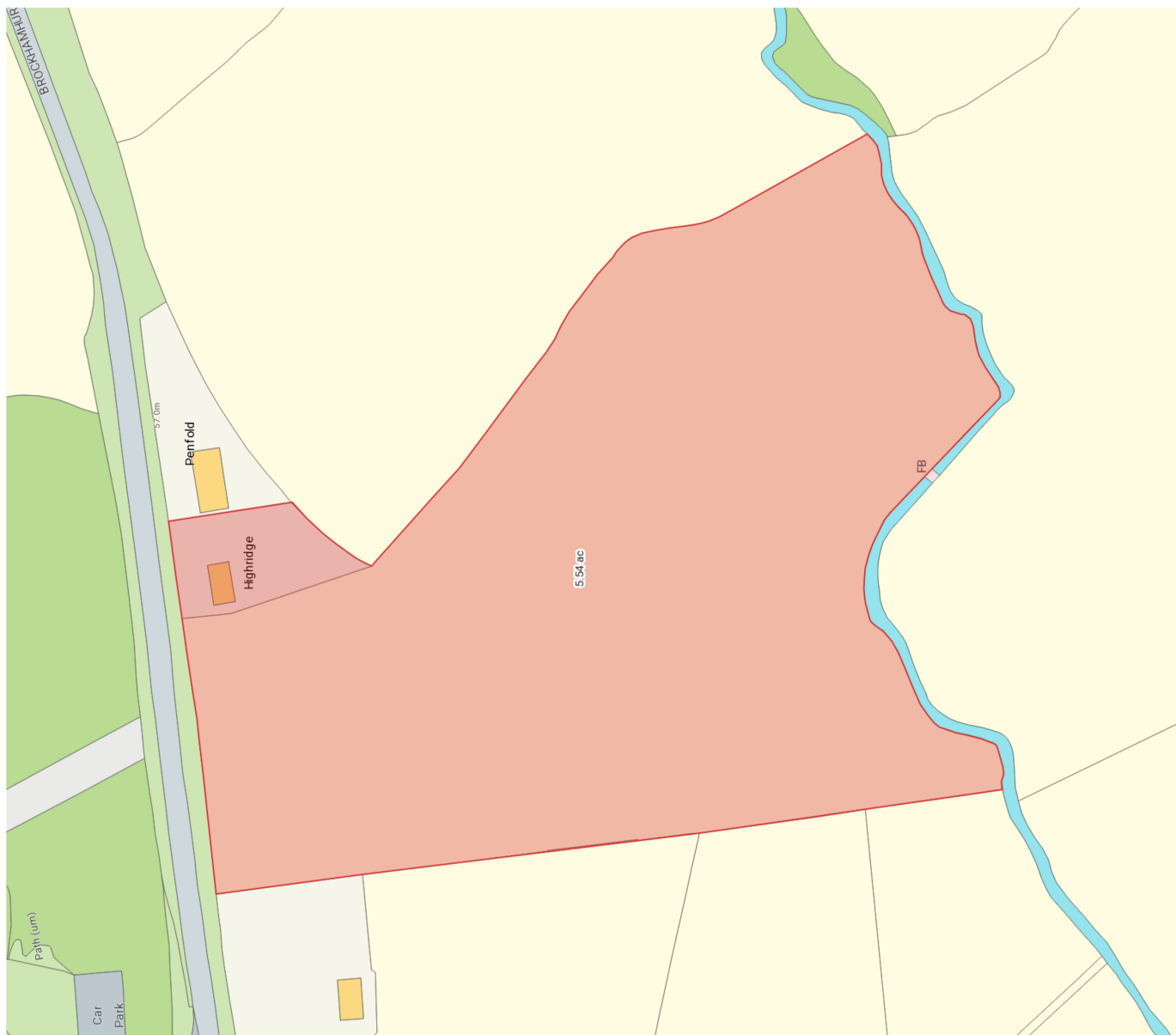
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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Road, Betchworth, Surrey, RH3
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50 m
Scale 1:1250 (at A4)

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