

Castle Gardens

Brockham, RH4

Guide Price of £900,000



Days to Secure a Buyer: 98

Number of Viewings: 10

Number of Offers: 2

Sale Agreed Price: £850,000

Days to Exchange Contracts: 78

Percentage of Marketing Price Achieved: 94.4%

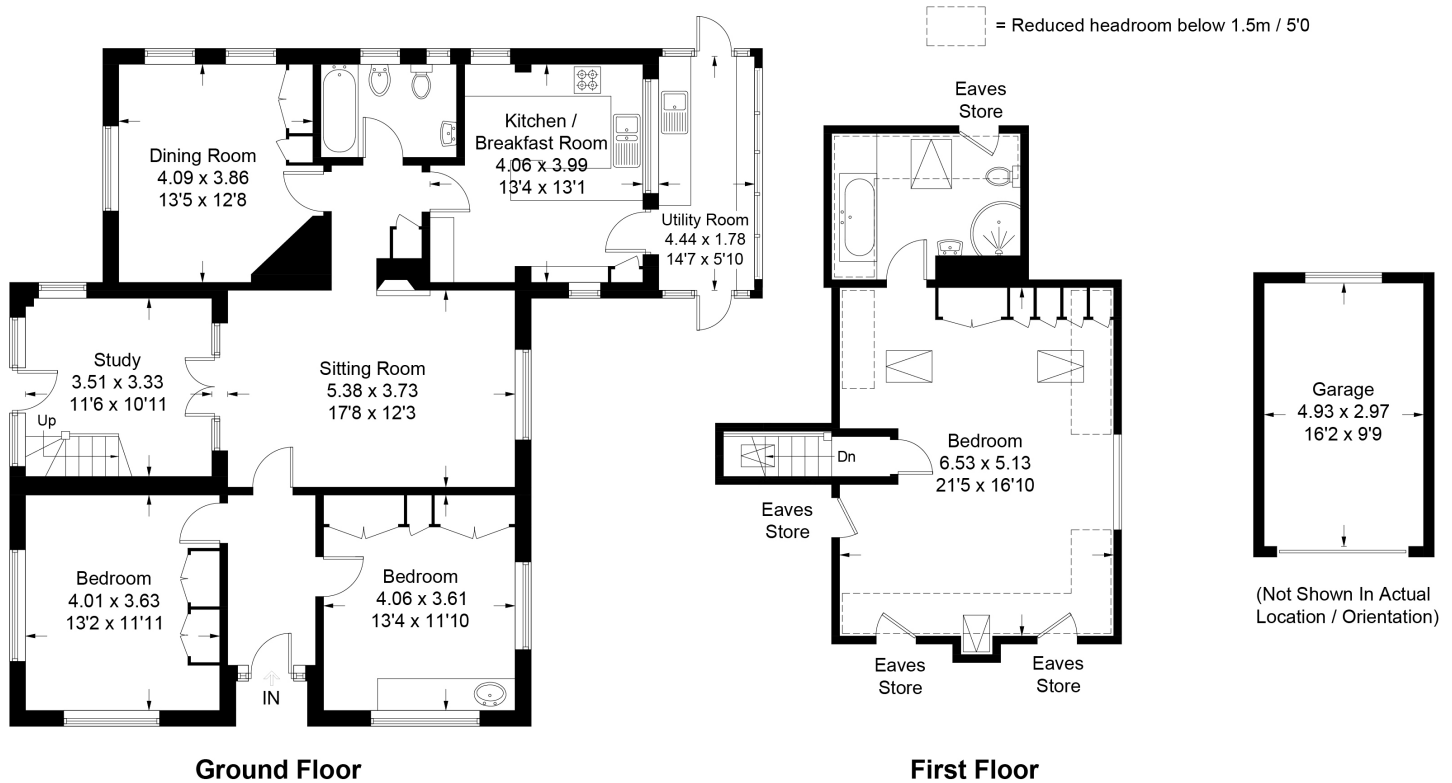


THE COURTYARD | LONESOME LANE | REIGATE | RH2 7QT

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Approximate Gross Internal Area = 167.7 sq m / 1805 sq ft
Garage = 14.8 sq m / 159 sq ft
Total = 182.5 sq m / 1964 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID361965)
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Riverside Property | Mooring & Fishing Rights | Adjoins Golf Course | 1805 sq ft. Detached Bungalow | Large Plot of 0.56 Acres | Four Bedrooms | Master Suite | Views to Box Hill | Garage | Solar Panels with Benefit of Rebate Payments | 5 Minutes to Town and Station (by car) | 50 Minutes to London Waterloo by Train |

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** VIDEO TOUR **</h1>

(click virtual tour tab next to map & street view)

Castle Gardens is an exclusive address where properties are rarely available. This well hidden road offers a complete change in lifestyle with the River at the bottom of the garden and Betchworth Park Golf Course amalgamating the drive to the front.

Dreemskerry comes with fishing/mooring/riparian rights and a steady gradient from the river bank up to the garden ensures it's never flooded. There are many different areas to enjoy but the riverbank is untouched and ready for landscaping into a lawned bank, a veranda or jetty. Enjoying being riverside at the bottom of your own garden on a summer's evening is a lifestyle to which most would aspire.

The front of the property looks over and across Betchworth Park Golf Club. Even if you don't play golf, the views are beautiful and are obviously well maintained. From both the front and rear garden you have the splendid views to the peak of Box Hill. This is the ultimate lifestyle purchase.

Location is peaceful and feels worlds away from the old market town of Dorking only 1 mile up the main road. You're also conveniently located for quick access to Reigate, Three Train Stations (London Bound) and the M25.

The historic villages of Brockham, Betchworth & Buckland are also on your doorstep with a plethora of excellent village pubs and eateries in all directions.

This is not an area or road which would be subject to a price cap, whatever ideas you may have for your own grand design, it can be achieved on such an amazing plot and this will increase the value exponentially. The lovely bungalow is in an elevated position, is in good condition and offers over 1800 square feet.

The property also has the benefit of it's own (not leased) solar panels. These reduce the amount of "paid for" electricity you'll need from your supplier. Therefore energy bills are hugely reduced. There are regular rebate payments (Quarterly) which are guaranteed at the highest rate on the oldest government deal. You're supplied a regular income. The last quarters rebate paid to the property owner was £351 for 3 months.

This property has not changed hands in 60 years, a long time but relocation forces the sale, the owner will miss it immensely.

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Other Information...

Riparian water rights

Parking Arrangements: Off Road Parking & Garage

Vendors position: Buying on & found

Council Tax Band: G

Tenure: Freehold

River: River Mole

Golf Course: Betchworth

Age of Boiler: 9 Years

Loft: Converted - Eaves storage remain

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Stamp Duty: 1st Home - £35,000
2nd Home - £62,000

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