



Anstie Grange, Betchetts Green Road  
Holmwood, Dorking, RH5



*Beyond your expectations*



# Top floor apartment in this beautiful mansion.

Hamptons International

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Two Bedrooms | Sitting/Dining Room | Kitchen | Bathroom | Garage | Communal Gardens | Stunning Views

## Guide Price £355,000 Share of Freehold

### Description

An immaculately presented 1238sqft 2 bedroom apartment offering extremely well finished accommodation on one floor at the top of the building. The kitchen and bathroom are luxuriously appointed, with both rooms offering underfloor heating, the kitchen with attractive maple fronted units, granite worksurfaces, double belfast sinks and a double oven with warming drawer. The bathroom has been beautifully fitted with oak and marble finishes, offering Villeroy & Boch fittings including a spacious bath, separate large walk in shower, bidet and wc. The reception room faces southwards with distant views, and has a centrally positioned limestone fireplace. Anstie Grange is a most imposing property constructed in the 1850s of red brick under a tile-hung roof and an ornate stone entrance. The property has views of the Weald and surrounding countryside and is set in a convenient yet immensely peaceful setting. Prior to being converted into apartments, the property was owned by Cuthbert-Heath Esq., the founder of the modern Lloyds of London. The property has use of a large communal parking area and also a private garage with an automated up and over door.

### Location

The property is situated at the end of a private driveway a short distance from South Holmwood village. The town of Dorking lies approximately 2 miles to the north and offers a range of shopping and leisure facilities as well as a main line station providing regular services to London.

The A24 gives access to the M25 motorway at Leatherhead (J9) and both Gatwick and Heathrow airports are easily accessible.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	50
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

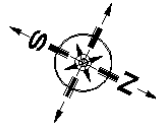
## Betchetts Green Road, Holmwood

Approximate Gross Internal Area :-

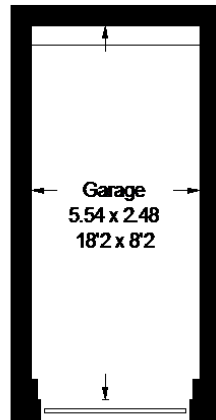
115 sq m / 1238 sq ft

Garage :- 14 sq m / 151 sq ft

Total :- 129 sq m / 1389 sq ft



 = Reduced headroom below 1.5 m / 5'0"



### Garage

(Not Shown In Actual  
Location/ Orientation)



### Second Floor

FLOORPLANZ © 2011 0845 6344080 Ref 78527

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



