

Mid Holmwood Lane, Horsham Road

Guide Price £440,000

Property Features

- GRADE II LISTED COTTAGE
- BURSTING WITH CHARACTER AND STYLE
- IMPRESSIVE MASTER BEDROOM
- EXCELLENT OUTBUILDING WITH ELECTRICITY AND INTERNET
- BONUS ROOM/GARDEN OFFICE
- FAMILY BATHROOM
- LARGE GARDEN SHED
- NATIONAL TRUST LAND ON YOUR DOORSTEP
- SHORT DISTANCE TO HOLMWOOD STATION
- DELIGHTFUL REAR GARDEN



Full Description

A truly charming two-bedroom grade II listed cottage dating back to the 1600's, offering spacious accommodation with an abundance of period charm and a delightful rear garden. The property is situated in a semi-rural, tucked away position on the edge of National Trust land.

This 'picture perfect' cottage is bursting with character and style and has been beautifully decorated throughout, typically in keeping with a property of this era. The accommodation begins with the reception room where you are instantly met by the warm welcoming feel this cottage offers. The living room space itself is a well-proportioned 16'4 x 15'7 sq ft with a charming original open fireplace before flowing through to the kitchen fitted with a selection of floor to ceiling units complemented by wooden worktops and room for all the expected appliances. Next is the bright and airy family/dining room, an exceptional bonus room which could be used for many purposes such as a home office or playroom if desired. Completing the ground floor is the family bathroom fitted with a modern white suite including a bath and overhead shower.

Stairs rise to the landing which in turn provides access to both bedrooms. The master bedroom is an impressive 14'10 x 13'2 sq ft benefitting from lots of space, plus built-in wardrobes. Bedroom two is another well-proportioned double.

Outside

Towards the front of the property there is a pathway which leads you to the front door.

The tranquil back garden is yet another wonderful feature to this property which has been cleverly designed ensuring it can be enjoyed throughout all times of the day with a full width patio, perfect for outdoor entertaining. A pathway winds through the garden lawn towards the back where there is a large garden shed, in front is a raised and bordered Shingle patio, an additional space to be enjoyed for al fresco dining.

Another impressive advantage is the outbuilding. This is an excellent extra space which could have several different uses such as a home office, studio offering power, lighting, and internet.

Parking

There is National Trust land close by to the property which the current owners have historically parked two cars comfortably.

Location

The property is in the semi-rural village of Holmwood, on the edge of National Trust land with miles of country walks right on your doorstep and is situated about two miles to the south of Dorking town centre. Dorking has a comprehensive range of shopping, educational and recreational amenities and communications are excellent. For more comprehensive shopping and recreational facilities, the major shopping centre in Horsham is conveniently accessed via the A24. The A24 giving access to not only the South Coast but the M25 and the national motorway network, whilst Gatwick is only 10 miles away. For the commuter, Holmwood train station is within walking distance and a short drive Dorking (3.5 miles) and the Gatwick Express provides rail services to London Victoria, London Waterloo and London Bridge. The property lies to the south of the Surrey Hills providing some of the finest walking and riding countryside in the county.

VIEWING - Strictly by appointment through Seymours Estate Agents, 27 South Street, Dorking, RH4 2JZ

FIXTURES & FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

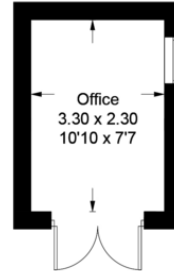
MISREPRESENTATION ACT – These particulars are for guidance only and do not form any part of any contract





Mid Holmwood Lane, RH5

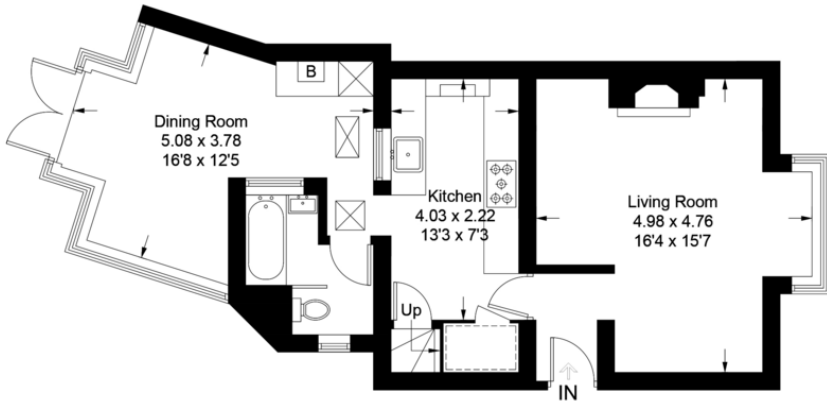
Approximate Gross Internal Area = 87.5 sq m / 942 sq ft
 Outbuilding = 7.6 sq m / 82 sq ft
 Total = 95.1 sq m / 1024 sq ft



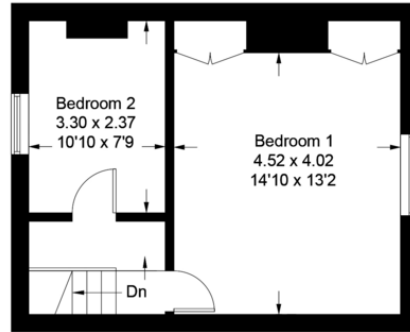
Outbuilding

(Not Shown In Actual Location / Orientation)

= Reduced head height below 1.5m



Ground Floor



First Floor

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 any decisions reliant upon them. (ID833502)



COUNCIL TAX BAND

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TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

27 South Street, Dorking, Surrey, RH4 2JZ

www.seymours-estates.co.uk
 sales@seymours-dorking.co.uk
 01306 776674

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements