

Holmbury Drive, North Holmwood

**£595,000**

## Property Features

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- THREE BEDROOMS
- BEAUTIFULLY PRESENTED
- EXTENDED & UPDATED
- ENCLOSED REAR GARDEN
- STUNNING KITCHEN/DINING ROOM
- BONUS STUDY ROOM
- UPDATED BATHROOM
- BACKING ONTO COPSE
- GARAGE AND PARKING
- SITTING ROOM



# Full Description

An exceptionally well presented three-bedroom detached house offering immaculate, flexible accommodation with a delightful, landscaped south facing garden backing onto a copse, driveway parking and garage. Situated in a sought-after position within the much-requested North Holmwood, just South of Dorking and close to all local amenities and great countryside walks.

As soon as you step through the front door into the hallway, you are met by the warm and welcoming feel that this wonderful family home offers. The front aspect sitting room is a well-proportioned space with a large window and stylish flooring. The real centrepiece to this home is the impressive open plan kitchen/dining room which has been designed to be the heart of the home and has been fitted with a substantial range of high gloss cabinetry, complemented by granite worktops with stylish under unit lighting, a full range of integrated appliances and a breakfast bar with in-set sink. In addition, there is plenty of space for separate dining table and chairs, perfect for entertaining many guests. Bi-folding doors with built in adjustable blinds open directly out into the garden, creating a bright and airy space. Velux windows also bring further light into this space. The separate utility room benefits from space for all the expected appliances and a sink and drainer basin, plus a door to the garage and side door to the garden. From the single garage, a ladder takes you up to the extremely useful boarded loft space that is currently used as a hobby room but could be a study/home office. This space is fully carpeted, with power, lighting, and heating. Completing the ground floor is the downstairs cloakroom.

From the hallway, stairs lead up to the landing which provides access to all the first-floor accommodation and the loft hatch. The master bedroom suite is an excellent size with built in wardrobes. Bedroom two is another spacious double and bedroom three is a larger than average single room. Completing the upstairs is the updated modern family bathroom fitted with a modern white three-piece suite.

## Outside

Towards the front of the property there is a pretty garden with a private driveway offering parking for several cars in front of the garage, which features an electric door. The garage measures 18'4 x 8'9 with power and lighting.

The delightful south facing back garden is yet another wonderful benefit to this home and designed for low maintenance. The main area is laid with composite decking, ensuring the garden can be enjoyed all day long and is perfect for outdoor entertaining. The whole garden is fence enclosed creating a sense of privacy with an inviting array of trees and shrubs.

## Location

North Holmwood offers a local shop, village green with pond overlooked by St John's Church, local school and Holmwood Common. Dorking town centre is under two miles to the North and offers comprehensive shopping and recreational facilities, as well as a mainline train station (London Victoria and London Waterloo in 54 minutes). There are good road connections to London and the south coast, whilst the M25 motorway (Junction 9) is within 10 miles, giving access to Heathrow Airport. Gatwick Airport lies approximately 10 miles to the south. Surrounding the village there is miles of open countryside including the outstanding North Downs, Box Hill and Ranmore Common, which are ideal for walking and riding enthusiasts.

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

FIXTURES AND 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

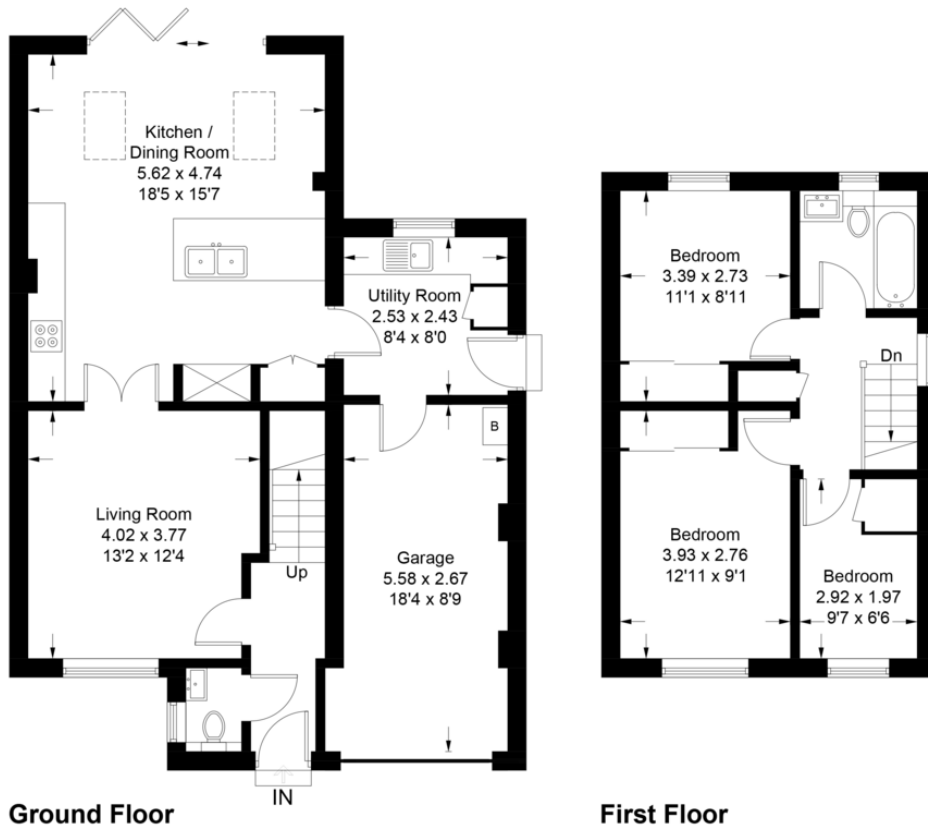






# Holmbury Drive, RH5

Approximate Gross Internal Area = 111.6 sq m / 1201 sq ft  
(Including Garage)



## COUNCIL TAX BAND

E

## TENURE

Freehold

## LOCAL AUTHORITY

Mole Valley District Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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. (ID851645)

## CONTACT

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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