



## Treelands, North Holmwood

£499,950

EPC Rating '55'

- GARAGE
- BRIGHT AIRY CONSERVATORY
- DOWNSTAIRS CLOAKROOM
- FOUR BEDROOMS
- ACCESS TO GARAGE
- LARGE UTILITY ROOM
- AMPLE STORAGE THROUGHOUT
- DETACHED FAMILY HOME
- OUTSIDE CABIN
- CLOSE TO AMENITIES



**\*NO ONWARD CHAIN\*** An exciting opportunity to purchase a four bedroom detached family home offering over 1130 sq ft of extremely flexible accommodation with an enclosed garden, parking, and garage. Situated in a quiet tucked away position within North Holmwood just south of Dorking town centre.

Upon entering the property, you are greeted by the spacious entrance hall providing access to all the ground floor accommodation, cloak room, large storage cupboard and stairs up to the first floor. From the entrance hall the accommodation flows through into the front aspect sitting room which is an excellent offering plenty of space for entertaining guests and benefits from a large window allowing natural light to flood in. This is a lovely bright, airy space which leads through into the dining room. Next is the kitchen which offers an array of floor to ceiling units complemented by ample work surface space and a full range of integrated appliances. Next to the kitchen is the large and very useful utility room that leads to the conservatory which has double doors opening out onto the patio.

Stairs rise to the first floor landing, providing access to all bedrooms. The master bedroom suite is an impressive double with built-in wardrobes and enjoys views across the rear garden. Bedroom two is another spacious double with fitted wardrobes. Bedroom three is another good-sized double enjoying views across the garden. Bedroom four is a larger than average single. Completing the accommodation is the family bathroom fitted with a three-piece white suite.

#### Garden

At the front of the property there is a small front garden with a pathway to the front door and off-street parking in front of the garage.

The back garden is yet another excellent addition to this wonderful home. Over a number of years, the current owners have created a tranquil, secluded space with an area of lawn plus a full-width patio ideal for al fresco dining or entertaining in the warmer months.

#### 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 mainline train stations (London Victoria and London Waterloo in 54 minutes, plus Gatwick in just 40 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 are 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.

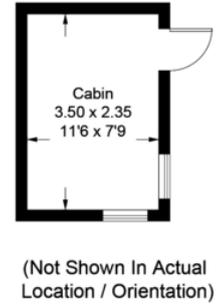
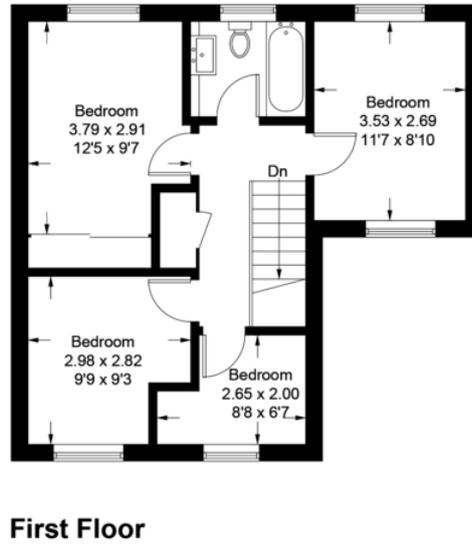
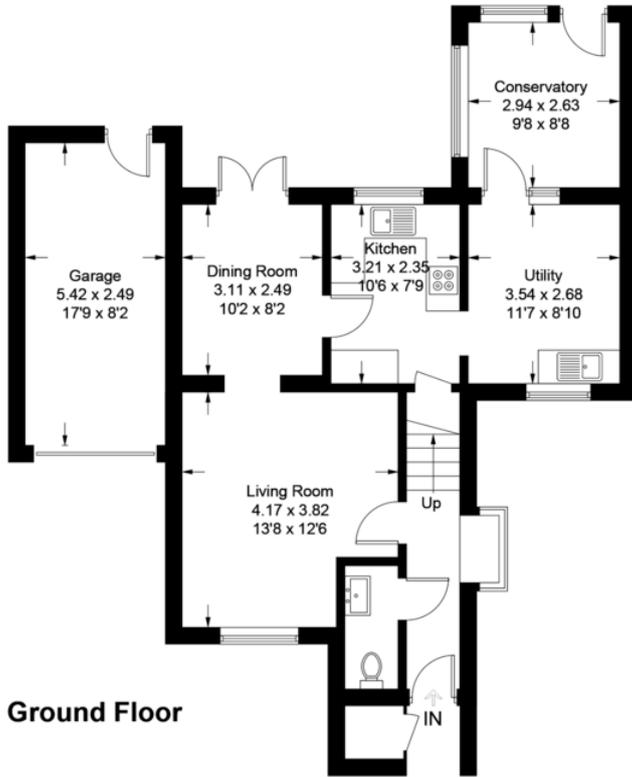
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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



# Treelands, RH5

Approximate Gross Internal Area = 105.4 sq m / 1134 sq ft  
 Garage = 13.6 sq m / 146 sq ft  
 Cabin = 8.2 sq m / 88 sq ft  
 Total = 127.2 sq m / 1368 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 any decisions reliant upon them. (ID764669)

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

## COUNCIL TAX BAND

Tax band E

## TENURE

Freehold

## LOCAL AUTHORITY

Mole Valley District Council

## CONTACT

27 South Street, Dorking,  
 Surrey, RH4 2JZ

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