



Warwick Close, Holmwood

Guide Price £525,000

EPC Rating '69'

- THREE DOUBLE BEDROOMS
- SPACIOUS ACCOMODATION
- MODERN FAMILY BATHROOM
- LARGE GARDEN
- CONTEMPORARY KITCHEN
- WOOD BURNING STOVE
- OFF STREET PARKING
- GARAGE
- CLOSE TO LOCAL CHURCH & NURSERY
- COUNTRYSIDE WALKS ON YOUR DOORSTEP



A beautifully presented three bedroom semi-detached property offering bright, spacious accommodation with a delightful rear garden and off-street parking for several vehicles. Situated within a quiet cul-de-sac, close by to everything South Holmwood village has to offer.

This delightful family home starts in the spacious entrance hall which provides access to all ground floor accommodation and stairs to the first floor. The bright, welcoming living/dining room is an excellent 21'5ft x 12ft entertaining space and features a charming wood burning stove which helps create a cosy ambiance, perfect for family nights in. Leading through to the kitchen, a large floor to ceiling window provides an abundance of natural light and peaceful views across the rear garden. The impressive open plan kitchen has been fitted with an array of modern base and eye level cabinetry, complemented by ample composite granite worktops and space for all the expected appliances. Large windows and French doors, which lead out onto the decking area, provide plenty of natural light, making this a wonderfully bright space. A modern cloakroom finishes the ground floor accommodation.

From the hallway, stairs rise to the first floor which provides access to all rooms and loft hatch. The master bedroom is a generous 16'3ft x 10'7ft, providing plenty of space for furniture and offers views of the rear garden. Bedrooms two and three are both well-sized doubles, benefitting from built in storage. Completing the upstairs accommodation is the stylish family bathroom that has been neutrally tiled and features a modern three piece suite with shower over the bath.

Outside

Towards the front of the property there is an area of lawn adjacent to the driveway, offering parking for several vehicles, as well as a fenced gate providing access into the rear garden.

The east facing garden is yet another wonderful feature to this home which has been beautifully designed offering a spacious area of lawn as well as a section of decking perfect for outdoor entertaining or simply enjoying on a warm summer's day. The whole garden is fully hedge enclosed offering a sense of privacy with an inviting array of trees, shrubs and flower bed borders. An additional benefit is the detached garage located at the rear of the garden, perfect for extra storage.

PLEASE NOTE – In the title of this property there is a restriction that the sale can only be to parties that live or work in the administrative county of Surrey for 3 years preceding the purchase. Please do contact the office if you require more information.

Council Tax Band and Utilities - The property is connected to mains water, electricity and drainage. The Council Tax Band is D.

Location

South Holmwood village offers a selection of facilities including South Holmwood train station which is within proximity (1 mile) just a short 4 minute drive or 20 minute walk, offering a regular service into London. Other notable amenities close by include The Holly & Laurel Emporium café, doctors surgery, village hall, St Mary Magdalene church, the village shops in nearby Beare Green and The Weald School. Situated about two miles to the North is Dorking town centre which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Deepdene railway stations are within a short drive offering a direct service into London Victoria and London Waterloo in approximately 50 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8 offering direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store; excellent sports centre and The Dorking Hall regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe (11 minute walk away) and The Priory at secondary level and St Paul's and St Martin's at primary level. The general area is famous for its outstanding countryside including Leith Hill & Box Hill (National Trust) – ideal for the walking and riding enthusiasts, plus Denbies Wine Estate (England's largest vineyards).

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

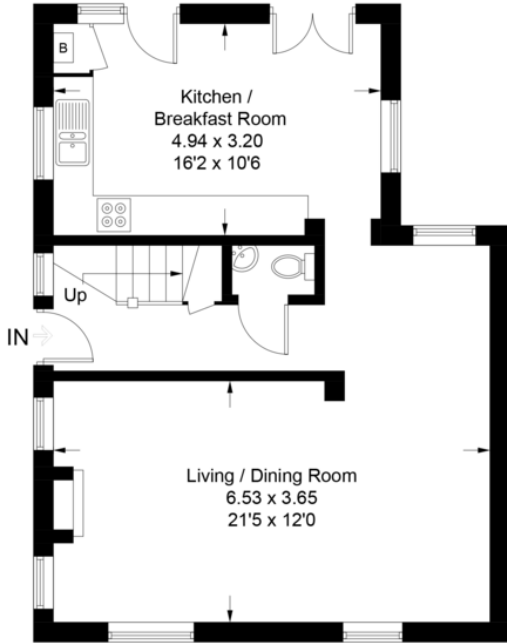
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation

MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.

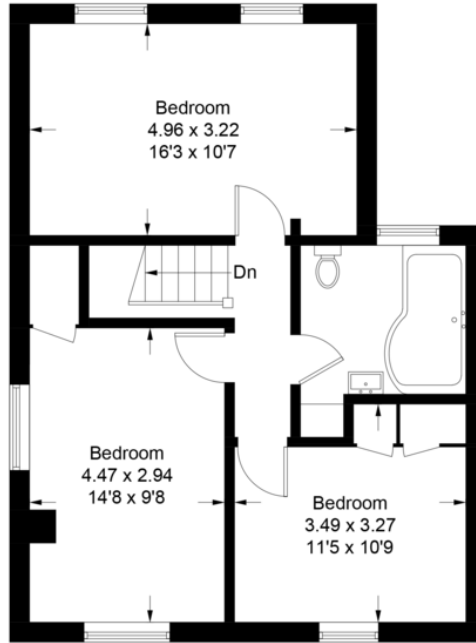


Warwick Close, RH5

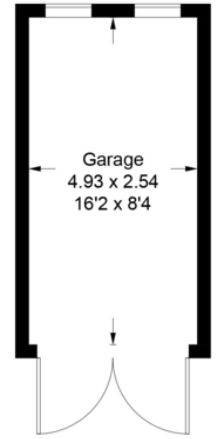
Approximate Gross Internal Area = 108.8 sq m / 1171 sq ft
 Garage = 12.6 sq m / 136 sq ft
 Total = 121.4 sq m / 1307 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID928272)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

Cummins House, 62 South Street, Dorking, Surrey, RH4 2HD

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



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