

## Warwick Road, Holmwood

Guide Price £550,000

EPC Rating '71'

- THREE/FOUR BEDROOMS
- KITCHEN/DINER
- LARGE RECEPTION ROOM
- ENSUITE MASTER BEDROOM
- FAMILY BATHROOM
- PRIVATE ENCLOSED GARDEN
- OFF STREET PARKING FOR SEVERAL CARS
- POTENTIAL TO EXTEND (STPP)
- GARAGE
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



A delightful 3/4 bedroom property located in the village of South Holmwood, that has been owned since its construction in 2002, offering a comfortable and versatile layout across three floors, providing ample space for both relaxation and entertaining.

Upon entering the property, there is a large hallway with access to all ground floor rooms and stairs to the first floor. The spacious kitchen/dining room is equipped with a range of base and eye level cabinets, complemented by ample worktops and space for all the expected appliances. French doors lead out into the rear garden. Adjacent to the kitchen, there is a reception room on the ground floor, which can easily be converted into a fourth bedroom if required.

Rising to the first floor, you will find two well-appointed bedrooms, ideal for accommodating family members or creating a dedicated workspace. The first floor also features a modern bathroom, providing convenience and comfort for all occupants. Additionally, a spacious living room awaits, offering a cosy retreat for entertaining guests or enjoying evenings in. Completing the impressive accommodation is the generous master bedroom located on the top floor and complete with an ensuite shower room.

#### Outside

The property boasts ample parking space for several vehicles and an attached garage, ensuring convenience for homeowners and guests alike. In addition to the parking area, a rear garden awaits, providing a practical outdoor space, perfect for alfresco dining, entertaining and gardening.

Situated on a wide plot, this property presents a remarkable opportunity for expansion, subject to planning permission.

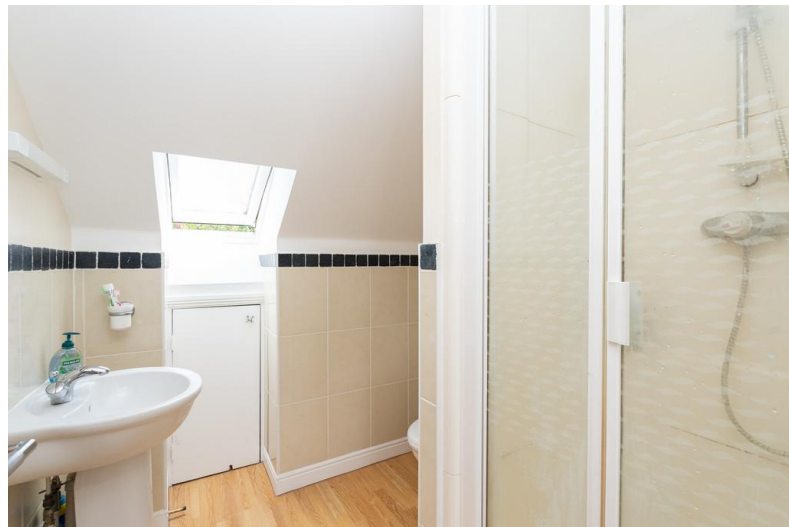
#### Location

Warwick Road is situated in the quiet Surrey Hills village of South Holmwood, just on the edge of National Trust land and approximately 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 a more extensive range of 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 10 minutes walking distance, 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, including backing onto the breath-taking Redlands Woods where you can walk to the popular Coldharbour pub The Plough.

**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.



# St Austells Place, RH5

Approximate Gross Internal Area = 125.9 sq m / 1355 sq ft  
 (Excluding Reduce Headroom)  
 Reduce Headroom = 14.9 sq m / 160 sq ft  
 Garage = 13.8 sq m / 148 sq ft  
 Total = 154.6 sq m / 1663 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. (ID967657)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	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

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

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)  
[sales@seymours-dorking.co.uk](mailto:sales@seymours-dorking.co.uk)  
 01306 776674

