



Horsham Road, Capel

Offers In Excess Of £375,000

EPC Rating '57'

- TWO DOUBLE BEDROOMS
- LANDSCAPED GARDEN
- TWO RECEPTION ROOMS
- OUTBUILDING/WORKSHOP
- PARKING AREA
- SURROUNDED BY STUNNING COUNTRYSIDE
- UPDATED KITCHEN/DINING ROOM
- MODERN BATHROOM
- SHORT DRIVE TO CAPEL, HORSHAM AND DORKING
- POTENTIAL TO EXTEND INTO THE LOFT STPP



An extended, bright two double bedroom house with a landscaped garden, potential to extend into the loft STPP, outbuilding and parking area. The property is situated on the edge of the village of Capel, close to miles of glorious open countryside.

This beautifully presented property starts with the front aspect living room which is a generous size with feature fire place and built in storage. The 17ft refitted kitchen/dining room is the 'heart of the home' with fitted units, plenty of worktop space and a selection of built in appliances. There is space for a table and chairs. A door leads out to the conservatory which is a lovely bright room overlooking and with direct access to the garden. There is also a very useful cloakroom.

Stairs rise to the first-floor landing providing access to the loft and all rooms. Bedroom one is a generous rear aspect double with built in wardrobes. Bedroom two is a front aspect double with built in wardrobes. The modern family bathroom is fitted with a white suite with bath and separate shower cubicle. Another feature is the potential to extend into the loft STPP.

Outside

Towards the front of the property there is a pretty garden with a path to the front door.

The back garden is yet another wonderful feature of this property. Over a number of years, the current owners have spent many hours creating a beautiful low maintenance garden. The generous patio is a perfect area for al fresco dining or entertaining in the warmer months. Steps lead down to an area of lawn and a path that leads to the outbuilding. Council Tax Band C

Outbuilding

11'5 x 9'7ft with power and lighting.

Parking

There is a parking area at the rear which is accessed via the old brickwork entrance - historically all Clockhouse Cottage properties use this area to park their vehicles.

Location

Capel village offers everything for day to day needs and includes a pub, shops, post office, Church, Village Hall, petrol station, doctors (with pharmacy), school and recreation ground. For more comprehensive shopping and recreational facilities, the major shopping centres of Dorking and Horsham are conveniently accessed via the A24 (bus route 93). They also have mainline train stations to London Waterloo and London Victoria respectively. There are excellent schools in the vicinity including a primary school in Capel, Cranleigh School in Cranleigh, Farlington School in Warnham, Belmont School at Holmbury St Mary and St Teresa's at Effingham to name just a few. The general surrounding area offers delightful countryside and is ideal for the riding/walking enthusiasts. For further information please see the village website www.capel-village.co.uk/about-capel-village.

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

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.



Clockhouse Cottages, RH5

Approximate Gross Internal Area = 92.5 sq m / 996 sq ft
 Workshop = 10.1 sq m / 109 sq ft
 Total = 102.6 sq m / 1105 sq ft



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. (ID974154)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band C

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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