



Mill Road, Holmwood

- MID TERRACE
- TWO DOUBLE BEDROOMS
- RURAL LOCATION
- SPACIOUS LIVING/DINING ROOM

- GATED ENTRANCE
- ALLOCATED PARKING
- CLOSE TO STUNNING COUNTRYSIDE
- LOW MAINTENANCE GARDEN

Offers In Excess Of £375,000

EPC Rating '76'

- TWO BATHROOMS
- CLOSE TO DORKING MAINLINE STATIONS



Offered in excellent condition, this spacious mid-terrace property located in the sought after area of Holmwood presents an attractive opportunity for investors and first-time buyers alike. Boasting two generous double bedrooms, two bathrooms and a low-maintenance garden, it offers a comfortable living experience within a tranquil and secluded setting.

Upon entering the property, a hallway featuring a practical cloakroom and floor-to-ceiling storage cupboard provides access to the ground floor accommodations. Towards the front of the house, the well-presented kitchen, showcases an array of modern base and eye level units, fully integrated appliances, ample countertop space and durable tiled flooring. Continuing through, the rear aspect living/dining room is an impressive 16'4ft x 9'7ft space, perfect for entertaining friends and family and flooded with natural light through French doors that open to the charming garden. This room also features an under stairs storage cupboard.

Stairs rise to the first floor featuring two bedrooms and bathrooms. The first bedroom is a generous double with a peaceful rear aspect, built-in wardrobes and a modern en-suite shower room with a white three-piece suite and tiled walls. The second bedroom, positioned at the front, comfortably accommodates a double bed and offers space for additional freestanding furniture. Completing the upstairs layout is the large family bathroom, boasting ample built-in storage, a modern white bathroom suite and a convenient hand-held shower.

Outside

The property can be accessed through a private driveway leading to the property's front. The house benefits from two allocated parking spaces, one of which is undercover, while visitor bays are available for guests. The well-maintained communal grounds, feature an area of lawn and various shrubs and hedging. To the rear, the low-maintenance enclosed garden primarily consists of a neatly laid lawn, complemented by mature hedging that provides privacy. French doors open directly onto a small patio, ideal for relaxing and enjoying the outdoor space with a bistro table and chairs, during warmer weather. Council Tax Band E.

PLEASE NOTE - There is a maintenance charge of £50 per month, payable to 'Moorfield Management Ltd' which the residents are directors of. This monthly payment pays for the upkeep of the communal ground which is owned by the management company.

Location

Moorfield is situated in the quiet Surrey Hills village of 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.

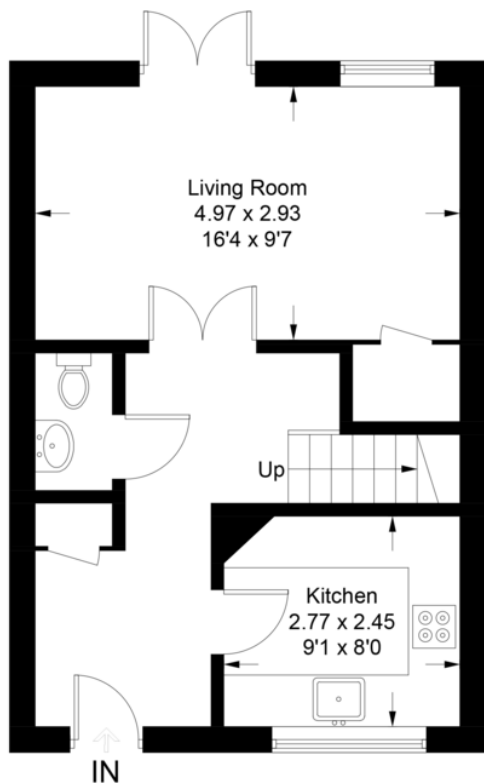
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.

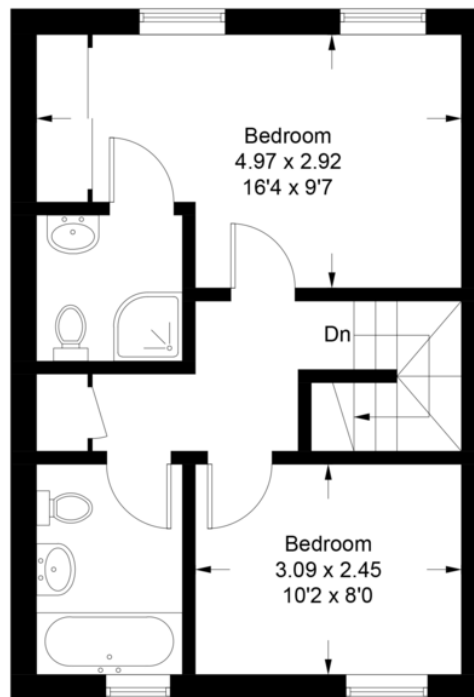


Moorfield, RH5

Approximate Gross Internal Area = 74.1 sq m / 798 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 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

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