



## Bennetts Wood

Capel, Dorking

**OIEO £300,000**

### Property Features

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- 1ST FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- LARGE PRIVATE GARDEN
- OFF STREET PARKING
- CAPEL VILLAGE LOCATION
- MODERN KITCHEN
- CLOSE TO STUNNING COUNTRYSIDE
- FLEXIBLE LAYOUT
- SHORT WALK TO OCKLEY TRAIN STATION
- 16FT X 13FT SITTING ROOM



# Full Description

A well-presented, two double bedroom top floor maisonette offering bright, flexible accommodation with an amazing sized private garden, outbuildings and off-street parking for two vehicles. Situated in the centre of Capel Village close to the local shops, local school, great countryside walks, public house and Odley train station.

The property is accessed via a useful porch and a private front door before stairs take you up to the first-floor landing which in turn provides access to all the accommodation and benefits from useful storage. There is an impressive 16ft x 13ft sitting room with a feature fireplace and wooden floors. There is plenty of room for a dining table and chairs to enjoy socialising with family and friends. This room is bright space thanks to a large window allowing plenty of natural light to flood through. Next is the kitchen which offers an array of floor to ceiling units complemented by ample work surface space and room for a range of appliances. Both bedrooms are well-proportioned doubles, offering plenty of space for bedroom furniture and have a lovely light and airy feel to them. The second bedroom enjoys views across the rear private garden. Completing the accommodation is the updated bathroom featuring a white suite including bath and overhead shower.

To the front of the property there is an area of parking bordered by picket fence and flower beds and a path leading up to the front door. The large rear garden must be viewed to be fully appreciated measuring approx. 80ft in length all fence and hedge enclosed. There is an area of lawn, a range of flower beds, a patio plus a raised area of decking with room for a bistro table and chairs to enjoy the surrounding views. There are also three outbuildings all with power and lighting.

## Leasehold

The property is a leasehold with 90 years remaining, with a service charge of £339.04 per annum for 2023 and a ground rent charge of £10 per annum. Full information is available upon request. This property is council tax band C.

## 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, Farnington School in Warnham, Belmont School at Holbury 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.capelvillage.co.uk/about-capel-village](http://www.capelvillage.co.uk/about-capel-village).

**VIEWING** - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 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.



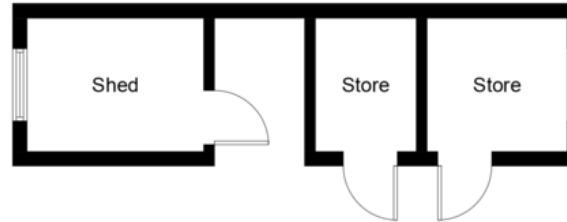




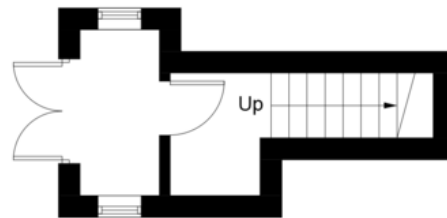


# Bennetts Wood, RH5

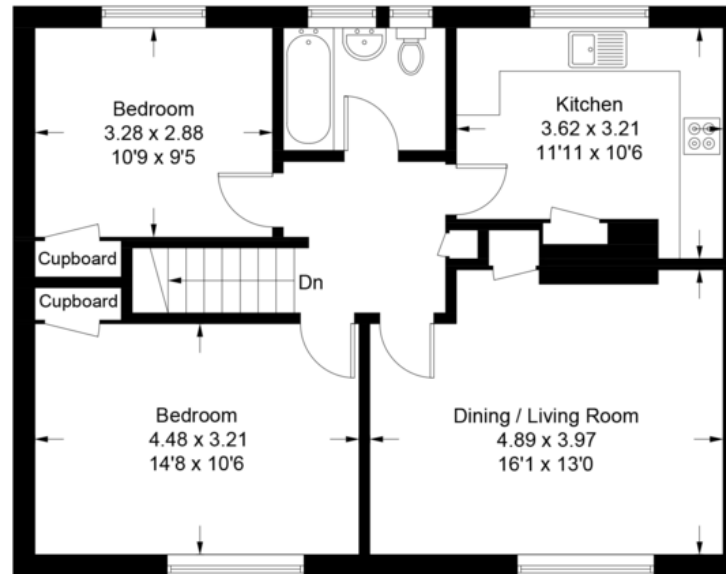
Approximate Gross Internal Area = 77.0 sq m / 829 sq ft  
 Outbuildings = 13.9 sq m / 150 sq ft  
 Total = 90.9 sq m / 979 sq ft



(Not Shown In Actual Location / Orientation)



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. (ID979922)

## COUNCIL TAX BAND

C

## TENURE

Leasehold

## LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## CONTACT

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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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