



## Grenehurst Park

Capel

**Asking Price £1,100,000**

### Property Features

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- FOUR/FIVE BEDROOMS
- VERSATILE LIVING SPACE
- LARGE KITCHEN/BREAKFAST ROOM
- TWO ENSUITE BATHROOMS
- BEAUTIFUL VIEWS
- PRIVATE DEVELOPMENT
- DOUBLE GARAGE
- AMPLE OFF-STREET PARKING
- ACCESS TO LEISURE FACILITIES INCLUDING POOL, GYM & TENNIS COURT
- MILES OF OPEN COUNTRYSIDE ON YOUR DOORSTEP



# Full Description

This impressive, four/five-bedroom detached family home provides versatile and spacious accommodation across four floors. Nestled in a tranquil corner plot, this property enjoys a serene setting with South West-facing views of open farmland, while the elegant main house, along with its meticulously maintained communal gardens spanning 15 acres, can be admired from the front and side of the house.

Steps lead up to the front door, opening into a galleried hall providing access to all rooms. The kitchen/breakfast room is well equipped with a range of base and eye level cabinetry, complemented by marble worktops and space for a variety of appliances. A practical utility room offers direct access out to the garden. Additionally, there is a dining room and a versatile study/snug, which could be utilised as a fifth bedroom. A short flight of stairs leads down to the main sitting room, featuring a cosy wood-burning stove and a pair of French doors that open onto the garden. Another set of internal doors lead into a remarkable and spacious reception room with bespoke fitted storage by Hyperion Ltd, which could be used for a range of purposes. Concluding the lower ground floor accommodation is a shower room and spacious double garage, providing additional parking for two vehicles.

Moving upstairs, the main bedroom occupies one end of the house, benefiting from delightful dual aspect views to the front and rear, including extensive built-in wardrobes and a generously sized ensuite bathroom. Bedroom two boasts a dressing area and an ensuite bathroom, while the two additional double bedrooms feature ample storage and Juliet balconies providing wonderful views. A tiled family bathroom serves bedrooms three and four, completing the internal accommodation.

## Outside

To the front, there is ample off-street parking for multiple vehicles. The rear South West-facing garden provides a serene and picturesque setting with expansive views of the tranquil farmland beyond. It offers two patio areas, perfect for entertaining and a neatly maintained lawn, complemented by mature borders adds further character. The garden is separated from the paddock by a fence, seamlessly merging the two spaces and creating a harmonious transition between the cultivated garden and the open countryside beyond. Leisure amenities such as tennis court, a heated swimming pool, well equipped gym, and Jacuzzi/hot tub are available and conveniently situated in the main house, a splendid Victorian building, and can be accessed via a pedestrian gate from the garden. Council Tax Band G.

PLEASE NOTE- There is an annual service charge of £3,252.36 per annum, payable monthly or quarterly.

## Location

Grenehurst Park is located on the outskirts of Capel village, offering everything for day-to-day needs including a public house, shops, post office, church, village hall, petrol station, doctor's surgery (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 Teresas 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 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.



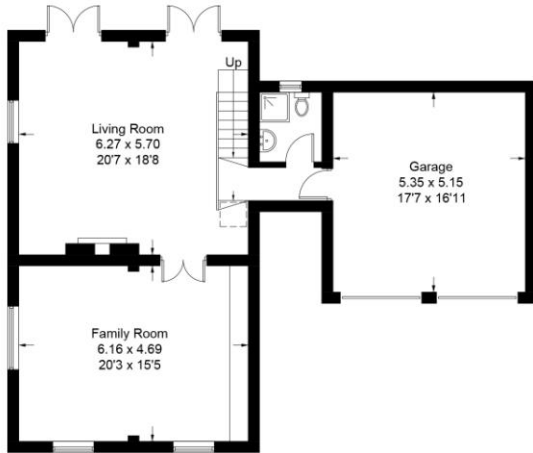




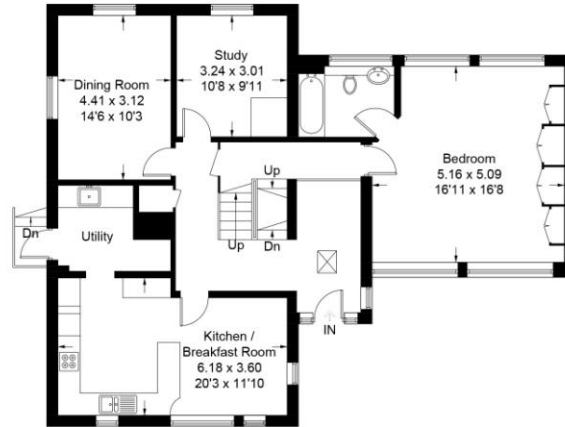


# Grenehurst Park, RH5

Approximate Gross Internal Area = 274.4 sq m / 2954 sq ft  
(Including Garage)



Lower Ground Floor



Raised 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. (ID984299)

## COUNCIL TAX BAND

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## TENURE

Freehold

## LOCAL AUTHORITY

Mole Valley District Council

## CONTACT

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

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



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