



Brook Valley

Mid Holmwood, Dorking

Guide Price £475,000

Property Features

- NO ONWARD CHAIN
- END OF TERRACE
- TWO BEDROOMS
- THREE RECEPTION ROOMS
- PERIOD FEATURES
- UTILITY ROOM
- MODERN BATHROOM
- LANDSCAPED GARDEN
- BRIGHT AND SPACIOUS ACCOMMODATION
- OVERLOOKING COMMON LAND



Full Description

NO ONWARD CHAIN A charming two-bedroom, three reception room, end of terrace property offering bright and spacious accommodation, period features as well as a pretty, landscaped garden. Nestled within Holmwood common, an ancient National Trust woodland, offering this residence plenty of options for woodland walks, horse riding, cycling and outdoor family activities.

The property starts in the welcoming porch which leads directly into the dining room. There is ample space for a dining table and chairs and additional furniture as well as access to the stairs. With feature fireplace for additional charm this room is the hub of the home, with an archway which leads seamlessly into the stylish kitchen. Modern, white, high gloss base and eye level units provide ample storage solutions, with an eye level oven and grill, integrated appliances and plenty of worktop space for all of the modern appliances. Two Velux roof lights draws in plenty of natural light to create a bright and airy space whilst tiled flooring creates a clean and practical feel. Next is the sunroom and utility which is fitted with a butler sink, base and eye level storage cabinets and space for a washing machine/tumble drier. There is access to the downstairs cloakroom as well as traditional French Doors which open out onto the picturesque garden. The front aspect living room boasts a large bay window which floods this room with plenty of natural light and offers lovely views over the front garden, whilst a feature fireplace offers a cosier feel for those colder months to relax and unwind after a busy day.

Stairs rise to the first floor landing which is bright and spacious, with useful floor to ceiling built-in cupboards as well as access to the loft. The main bedroom is generous room with views over the common and has plenty of space for a double bed and freestanding furniture. Bedroom two is a good-sized single bedroom with views towards the common. Both rooms have a lovely light and airy feel to them. Finishing off the upstairs accommodation, is the spacious shower room which has been finished to a high standard and includes a white suite with shower and space for a freestanding cupboard.

Outside

To the front of the property is an area of lawn with a gravel drive to the side. Whilst National Trust land, the property has a historic right of access to park on this piece of land and access the property. The rear garden is a real wow factor and has been sympathetically landscaped to create a quintessential English garden. Fully fence enclosed, this garden is mostly paved with raised beds, potted plants, low lying, ornamental plants, and mature trees and hedges, all of which create interest as well as real sense of privacy and seclusion. A mature apple tree offers dappled shade. The garden centres around a circular area of patio which provides the ideal spot for a bistro table and chairs to take in the surrounding views. A large brick-built greenhouse is positioned at the back of the garden as well as a large shed with power which provides useful storage for garden tools and other outdoor items. There is a further area of patio to the side of the shed which could be used to put a home office, providing a dedicated space for remote working STPP.

Location

The property is nestled within National Trust land and is situated about two miles of Dorking town centre. Dorking has a comprehensive range of shopping, educational and recreational amenities and communications are excellent. There is a regular rail service to London (Waterloo and Victoria - 50 mins), with the M25 (junction 9) Leatherhead being about 9 miles distant and accessed via the A24. Dorking's market town centre is a short drive away offering major supermarkets, leisure centres, theatres, cinemas, and main line stations connecting to London Victoria, London Waterloo, and Reading. The area is particularly well known for the surrounding countryside which is ideal for walking, riding, and outdoor pursuits. Holmwood sits next to Holmwood common and Leith Hill National Trust areas, part of the Surrey Hills area of outstanding natural beauty.

SUBJECT TO PROBATE

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.

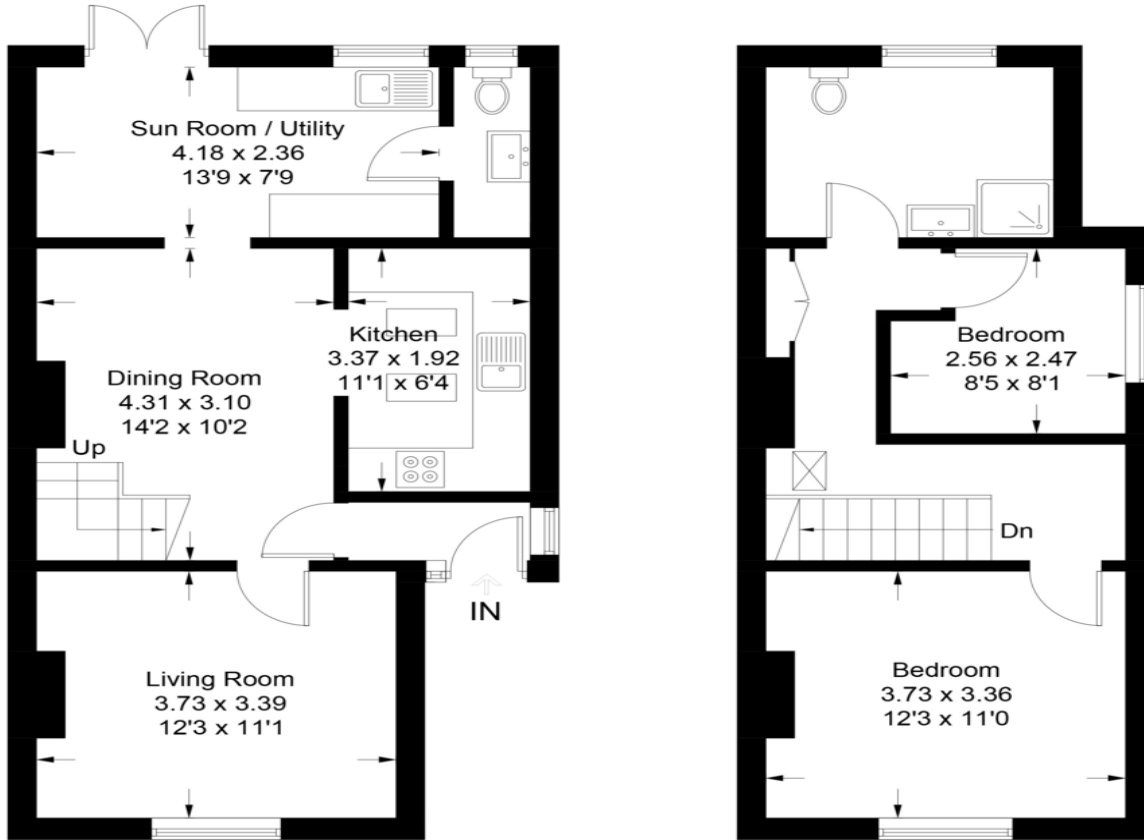
MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.





Brook Valley, RH5

Approximate Gross Internal Area
85.6 sq m / 921 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. (ID1006737)



COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT

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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

