



Grenehurst Park, Capel

OIEO £400,000

EPC Rating 'TBC'

- TWO BEDROOMS
- FIRST FLOOR APARTMENT
- 19FT LIVING/ DINING ROOM
- MASTER BEDROOM WITH ENSUITE BATHROOM
- CLOSE TO EVERYTHING CAPEL & OCKLEY VILLAGES HAVE TO OFFER
- BRIGHT AND SPACIOUS ACCOMMODATION
- SPORTS FACILITIES INCLUDING INDOOR POOL, SAUNA, GYMNASIUM & TENNIS COURTS
- MANICURED COMMUNAL GARDENS
- STYLISH KITCHEN
- PICTURESQUE VIEWS ACROSS NORTH DOWNS



A beautifully presented unique, two-bedroom first floor apartment with over 800 sq ft of flexible accommodation offering many original period features, picturesque views stretching across the North Downs, private garage as well as a selection of sports facilities including a swimming pool, Jacuzzi, gymnasium and tennis courts.

Situated within a highly regarded semi-rural position surrounded by beautiful open countryside, equidistant between Dorking and Horsham yet just a few moments away from everything the pretty villages of Capel and Ockley have to offer. Grenehurst Park is a prestigious Victorian country house that was originally built in 1852 by Thomas Lambert which has been owned by many notable members including Richard Branson before being converted into exceptional apartments set within beautifully manicured communal gardens. The property has been decorated in a contemporary style throughout with many of the buildings original features including stone mullion windows, high ceilings and well-proportioned rooms. Through the front door, there is a useful porch area where you are instantly met with the warm, welcoming feel before leading through into the main hallway providing access to all the accommodation. The real centrepiece to this wonderful home is the magnificent 19'7 X 14'6 ft living/dining room which has been designed to be the heart of the home with striking stone mullion windows enjoying triple aspect views stretching across the distant hills of the North Downs and allowing plenty of natural light to flood in, perfect for entertaining guests. The stylish kitchen has been fitted with an array of floor to ceiling units complemented by worktops, a butler sink, a double oven featuring a steam cooker, a gas cooktop with an overhead hood and all the expected integrated appliances. The master bedroom is an excellent 12'2' x 10'11, enjoying pleasant views across the gardens and further benefitting from its own private ensuite bathroom which has been fitted with a white, four-piece suite including bath and overhead shower. Bedroom two features space for a double bed and has a designated dressing area which has been fitted with storage. This room is currently set up as an office but could alternatively be used as a further reception room if desired. Finishing off the accommodation is the useful storage cupboard accessed from the hallway.

Outside

Grenehurst Park is set within several acres of beautifully manicured communal gardens which are principally laid to lawn with an extensive area of terrace, perfect for al fresco dining or simply just enjoying on a warm summer's day. The whole garden has been bordered by an array of trees and shrubs. Towards the front of the property there is a sweeping gravel driveway providing access to the garage and communal car park bordered by pretty flower beds. In addition, Grenehurst Park offers an exclusive array of sports facilities, including the recently updated indoor swimming pool, sauna and gymnasium as well as the all-weather tennis courts outside.

Share of Freehold

The property is a Share of Freehold with a 999 year lease from 2022. There is an annual maintenance charge of £4,539, which covers all the communal areas including the grounds, driveways, swimming pool, gymnasium, tennis court, drainage, main house and garage. Buildings Insurance is payable in addition to the service charge which is currently £849.45 per year. Full information is available upon request.

Location

Grenehurst Park is an exclusive private estate just moments away from Capel Village which offers a selection of shops, public house, village school, doctors' surgery and church. Ockley village is just 1 mile away, offering a popular farm shop, public houses, sports clubs as well as a train station with direct services to London Victoria. For more comprehensive shopping and recreational facilities, the major shopping centres of Dorking and Horsham are 7 miles equidistant in opposite directions, both easily accessible via the A24. They also have mainline stations to London Waterloo and London Victoria respectively. The general area around Dorking and Capel is famous for its outstanding natural beauty offering many fine country walks - perfect for walking and riding enthusiasts. The property is also within a short drive from Gatwick Airport and the M25 is easily accessed from Leatherhead or Reigate easily accessing Heathrow Airport.

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

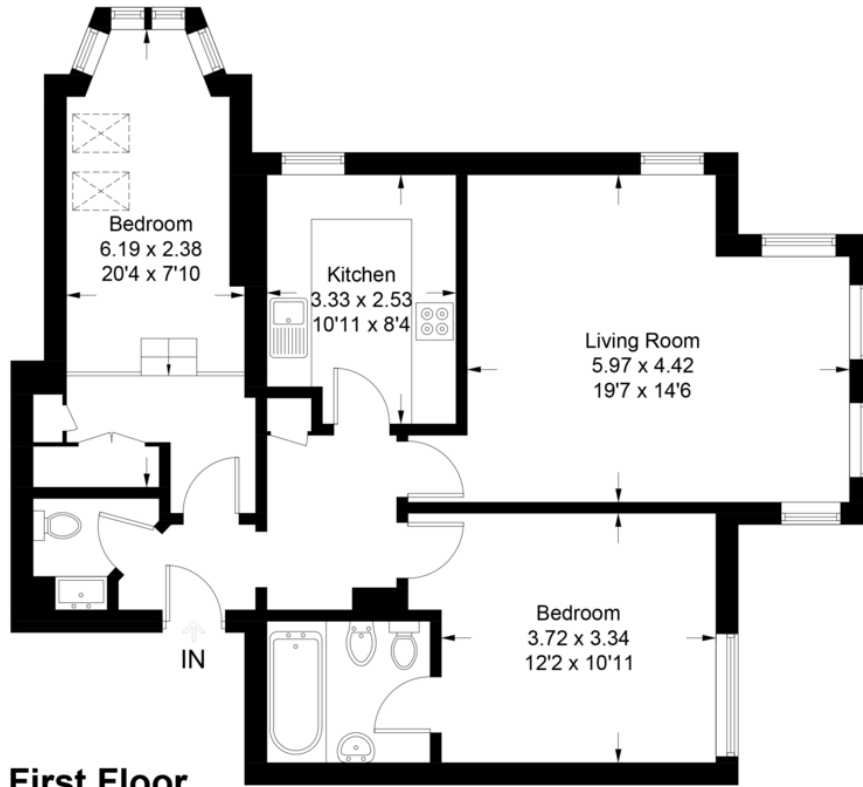
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract.



Grenehurst Park, RH5

Approximate Gross Internal Area = 74.6 sq m / 803 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. (ID1021005)

EPC TBC

COUNCIL TAX BAND

Tax Band D

TENURE

Share of Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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