

Bentsbrook Road, North Holmwood

Guide Price £550,000

- MODERN SEMI-DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- IMPRESSIVE MASTER BEDROOM WITH EN-SUITE SHOWER ROOM

- SPACIOUS ACCOMMODATION OVER THREE FLOORS
- LARGE ENCLOSED GARDEN
- SHORT DRIVE TO DORKING TOWN CENTRE
- PERIOD FEATURES

EPC Rating '55'

- MILES OF STUNNING COUNTRYSIDE ON YOUR DOORSTEP
- SHORT DRIVE TO DORKING MAINLINE TRAIN STATIONS



A superbly presented, three-double bedroom, two-bathroom, semi-detached family home, offering over 1330 sq ft of flexible and spacious accommodation over three floors. Dating back to the 1900's and previously home to the Brickworks foreman, this charming home has the perfect blend of original period features and modern sophistication, along with a large low maintenance garden, the property is located in the delightful village of North Holmwood just a short walk to all of the local amenities.

The property begins in the entrance hallway, which leads into the front aspect living room. The large bay window floods the room with plenty of natural light while the feature fireplace, bespoke fitted cupboards and original parquet flooring adds a sense of warmth and character. Adjacent is the charming kitchen which has been fitted with a number of shaker style base and eye level units, wooden worktops and includes an integrated dishwasher and oven. There is also space for a freestanding fridge/freezer and boasts views out to the garden. Steps lead down to the dining room which is the perfect spot for a large dining table and chairs and has French doors leading out onto the garden. A single door leads into a third reception room which is set up by the current owners as a playroom but could function as a home office, providing a dedicated space for remote working, or an additional bedroom if desired. There are convenient floor to ceiling wardrobes as well as access to the downstairs toilet. Another added benefit to these rooms is the wet system underfloor heating which spans from the dining room through to the toilet, providing additional warmth in the colder months. Stairs rise to the first-floor landing which has a convenient built-in, floor to ceiling airing cupboard and is wonderfully light and airy. This floor boasts two double bedrooms, both of which have charming feature fireplaces and built-in wardrobes for all of your storage solutions. The family bathroom is extremely spacious, offering a real touch of modern luxury and is fitted with a large shower and separate bath.

From the first-floor landing stairs rise to the second floor which accommodates the master bedroom. This impressive bedroom boasts floor to ceiling windows which provide panoramic views out across the garden, the woodlands and across the Brook. This bedroom has the added benefit to its own stylish en-suite shower room as well as a designated vanity area with Velux windows for additional light and built-in wardrobes.

Outside

Another wonderful feature of this property is the large, low maintenance rear garden. The fully fence enclosed garden is split into two zones with a large patio which is bordered by mature hedging either side for additional privacy, which leads up to an area of decking, offering the ideal spot for a table and chairs to enjoy alfresco dining. There are also two useful sheds positioned at the side of the garden, perfect for storing garden furniture and tools as well as side access to the front of the property.

Parking

There is plenty of street parking on Bentsbrook Road which does not require a parking permit and electric vehicle charging points can be found on the neighbouring Holmesdale Road.

- This property is Council Tax Band D.

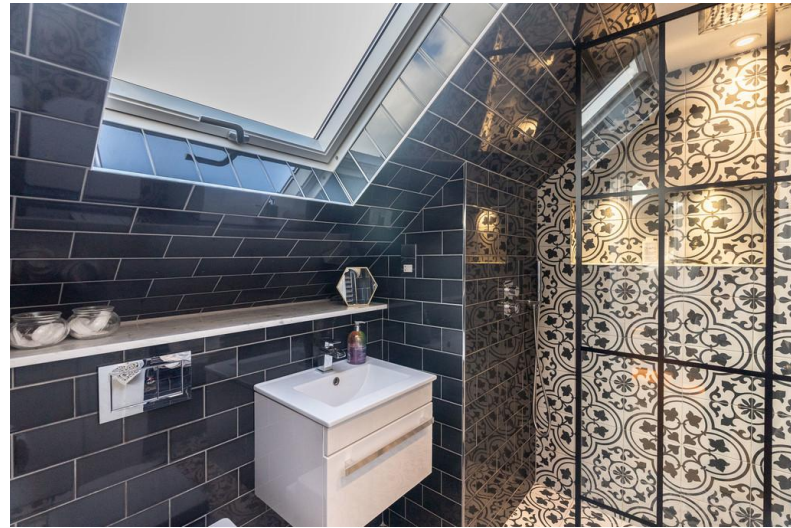
Location

North Holmwood offers a local shop with Post Office, village green with pond overlooked by St. John's Church. Dorking town centre is under two miles to the north and offers comprehensive shopping and recreational facilities, as well as a mainline train station (London Victoria and London Waterloo in 54 minutes). There are good road connections to London and the south coast, whilst the M25 motorway (Junction 9) is within 10 miles, giving access to Heathrow Airport. Gatwick Airport lies approximately 10 miles to the south.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 Dorking, RH4 2HD.

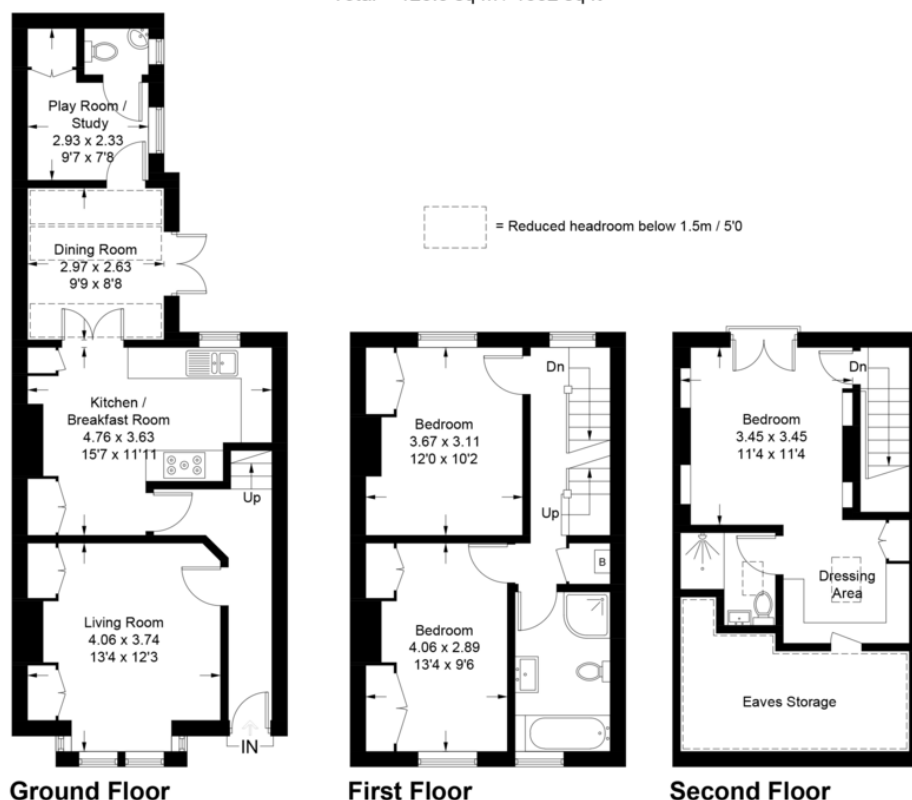
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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



Bentsbrook Road, RH5

Approximate Gross Internal Area = 114 sq m / 1227 sq ft
 (Excluding Reduced Headroom / Eaves Storage)
 Reduced Headroom / Eaves Storage = 9.8 sq m / 105 sq ft
 Total = 123.8 sq m / 1332 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. (ID1023203)

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

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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