



## Westlees Close, North Holmwood

Guide Price £725,000

EPC Rating '75'

- FIVE BEDROOMS
- IMPRESSIVE KITCHEN/DINING ROOM
- FLEXIBLE ACCOMMODATION
- PARKING AND GARAGE
- ENCLOSED GARDEN
- MASTER BEDROOM WITH EN SUITE
- SHORT DRIVE TO TRAIN STATIONS
- NORTH HOLMWOOD VILLAGE LOCATION
- 20ft SITTING ROOM
- CLOSE TO GREAT COUNTRYSIDE WALKS



An extended five-bedroom detached house offering flexible accommodation with an enclosed rear garden, driveway parking and a attached single garage. Situated in a sought-after private cul de sac within the desirable North Holmwood, just South of Dorking and close to all local amenities and great countryside walks.

Stepping through the front door into the welcoming entrance hall, the hallway connects to all the key ground floor spaces, the cloakroom, and stairs leading to the first floor. The 20ft front-aspect sitting room is a bright, spacious area featuring a large bay window, perfect for relaxing with family. Adjacent to this is the dining room, a versatile space that could also serve as a playroom or home office, with double doors opening onto the garden. The true highlight of this home is the impressive open-plan kitchen/dining room, thoughtfully designed as the "heart of the home." It boasts an extensive range of fitted units, complemented by ample worktops, integrated appliances and a breakfast bar. There's also plenty of room for a dining table and chairs, making it ideal for hosting family gatherings. French doors provide seamless access to the garden, enhancing the space further. Completing the ground floor is a practical utility room equipped with a sink, drainer, space for a washing machine and an external door leading to the side of the property.

From the hallway, stairs rise to the landing which provides access to all the first-floor accommodation and the loft hatch. The main bedroom is generously sized, featuring an en-suite shower room and plenty of built-in storage. The second bedroom is another large double, also with its own en-suite shower room and fitted wardrobes. Bedrooms three and four are spacious doubles, while bedroom five, a well-sized single, could easily be used as a study or nursery. Completing the upstairs accommodation is a modern family bathroom, fitted with a neutral three-piece suite.

#### Exterior, Parking & Private Road

Towards the front of the property there is an area of garden bordered by a mature hedge, adding to its curb appeal. A private driveway in front of the garage provides convenient off-street parking. The southwest-facing rear garden is a standout feature of this home, offering a tranquil retreat. Primarily laid to lawn, it boasts a generous patio that spans the width of the property, perfect for outdoor entertaining and dining. This is a peaceful enclosed environment with an inviting array of mature shrubs and stunning flowers. Please note, Westlees Close is a private road and the owners are required to pay a fair and proper proportion of the expense from time to time of maintaining, repairing and renewing the surface of the Shared Accessways.

#### Council Tax & Utilities

This property falls under Council Tax Band F. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection.

#### Location

North Holmwood offers a local shop, village green with pond overlooked by St John's Church, local school and Holmwood Common. 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. Surrounding the village there is miles of open countryside including the outstanding North Downs, Box Hill and Ranmore Common, which are ideal for walking and riding enthusiasts.

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

**Agents Note:** These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. 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.



## Westlees Close, RH5

Approximate Gross Internal Area = 136.5 sq m / 1469 sq ft  
 Reduced Headroom = 2.2 sq m / 24 sq ft  
 Garage = 14.3 sq m / 154 sq ft  
 Total = 153 sq m / 1647 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. (ID985827)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band F

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)  
[sales@seymours-dorking.co.uk](mailto:sales@seymours-dorking.co.uk)  
 01306 776674

