



## Oak Corner, Beare Green

£335,000

EPC Rating '71'

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- LARGE LIVING/DINING ROOM
- FAMILY BATHROOM
- GENEROUS GARDEN
- BEARE GREEN VILLAGE LOCATION
- WALKING DISTANCE TO HOLMWOOD TRAIN STATION
- PARKING SPACE
- OPPORTUNITY TO MODERNISE THROUGHOUT
- CLOSE TO GREAT COUNTRYSIDE WALKS



**\*NO ONWARD CHAIN\*** A modern two double bedroom terrace house with a large garden and parking, situated south of Dorking within the heart of the popular village of Beare Green, with its range of local amenities, lovely countryside walks, Holmwood train station and Road links to Dorking, Horsham and the South Coast.

This property offers a new owner the potential to update or even extend on the ground floor STPP. The accommodation begins with the front aspect kitchen which has an array of fitted units complemented by modern worktops, integrated oven and room for all the expected appliances. Next is the rear aspect living room, providing the ideal entertaining space with a large window overlooking the garden and double glazed patio doors which lead out to the garden patio.

Stairs rise to the first-floor landing which in turn provides access to all the key rooms and loft, which is part boarded. The rear aspect master bedroom is a double with built-in wardrobes. Bedroom two is a small double with space for freestanding wardrobes. The accommodation is completed by a family bathroom with a white suite and bath with overhead shower.

#### Outside & Parking

To the side of the property is driveway parking for one vehicle. To the front, there is a low maintenance paved front garden with a pathway leading up to the property. The large, rear garden is fence enclosed and starts with a full width patio leading to an area of lawn with a range of mature trees and shrubs. There are two large sheds plus a covered lean too that could be additional parking space with double gates providing rear access.

#### Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity.

#### Location

The village of Beare Green boasts a wonderful selection of shops, cafes, village hall, school and recreation ground. Surrounding the village are the picturesque villages of Capel, Newdigate and Holmwood providing additional amenities. For more comprehensive shopping and recreational facilities, the bustling market town of Dorking sits 4 miles from the village with a vast range of independent shops, cafes, restaurants, leisure facilities and Meadowbank park. Horsham is conveniently accessed via the A24 and also provides extensive shopping and dining facilities. Holmwood train station is within walking distance (3.5 miles) which provides railway links to London Victoria, London Waterloo and London Bridge as well as the South Coast. The M25 is only 16 miles from the village (Junction 9) and provides access to both Gatwick (10 miles) and London Heathrow airport. The area is spoilt for choice when it comes to the surrounding countryside. For fishing enthusiasts, the nearby Henfold Lakes sits within a 96 acre park with charming woodland walks and is perfect for first timers and enthusiasts alike. Also nearby is the ancient coppice woodland of Hammonds Cope Nature Reserve which provides 73 acres of unspoilt tranquil surroundings in undulating countryside, perfect for walking the dog, bird watching or wildlife spotting. Leith Hill National Trust and Ranmore Common also provide off road cycle paths, hiking and nature walks for those who enjoy outdoor pursuits.

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

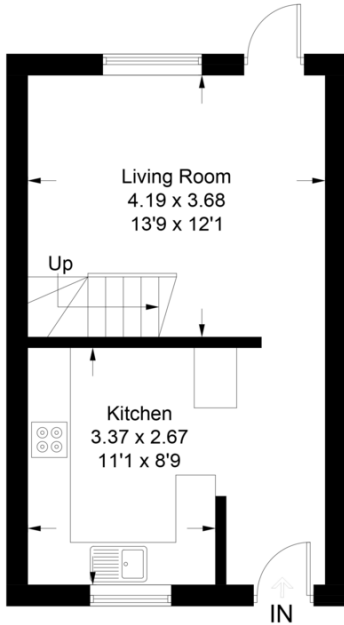
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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

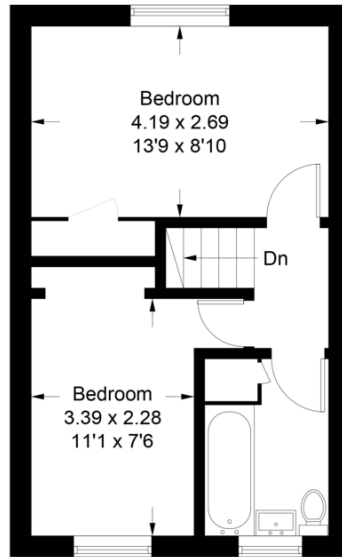


## Oak Corner, RH5

Approximate Gross Internal Area = 60.7 sq m / 653 sq ft



**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. (ID1035634)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	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

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

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 01306 776674



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