



The Orchard, North Holmwood

Guide Price £490,000

EPC Rating '70'

- MID TERRACE HOUSE
- THREE BEDROOMS
- RECENTLY RENOVATED
- CONTEMPORARY OPEN PLAN KITCHEN/DINER
- STYLISH BATHROOM
- NORTH HOLMWOOD LOCATION
- LARGE DRIVEWAY AND DETACHED SINGLE GARAGE
- SHORT DRIVE TO DORKING TOWN CENTRE
- HARD LANDSCAPED GARDEN
- SHORT DRIVE TO DORKING MAINLINE STATIONS



Situated in the popular village of North Holmwood, this impeccably presented three-bedroom residence is conveniently located within a short walk of local amenities and a mere 5-minute drive from Dorking Town Centre. The current owner has undertaken significant enhancements, including a new open-plan kitchen/diner, the installation of a combination boiler and new double glazing throughout.

Upon entering, a hallway provides access to all ground floor rooms and features a storage cupboard for coats and shoes. The cosy living room, separated by pocket doors for privacy, offers the flexibility to open into the stunning open-plan kitchen/dining room. The kitchen boasts modern base and eye-level units, complemented by ample worktop space and a selection of built-in appliances, including Quooker hot water tap. An inviting island housing the induction hob overlooks the garden, serving as a central hub. A tiled W/C completes the ground floor.

Ascending the stairs to the first floor, you'll find the main bedroom, a generously sized double with room for additional furnishings and a fitted wardrobe. Bedroom two, also a double, features built-in storage, while the third bedroom, a sizable single currently utilised as a study, completes the first-floor layout. The modern family bathroom with a white three-piece suite adds to the overall appeal.

Outside

The property offers a front driveway with off-street parking for two vehicles. The rear garden is thoughtfully designed for low maintenance, featuring sandstone paving ideal for outdoor entertaining. A rear gate leads to the single garage situated within a nearby block.

Services & Utilities

The property is connected to mains water, gas and electricity. The property has an ADSL broadband connection.

Location

The Orchard is situated within the much-requested North Holmwood offering 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.

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

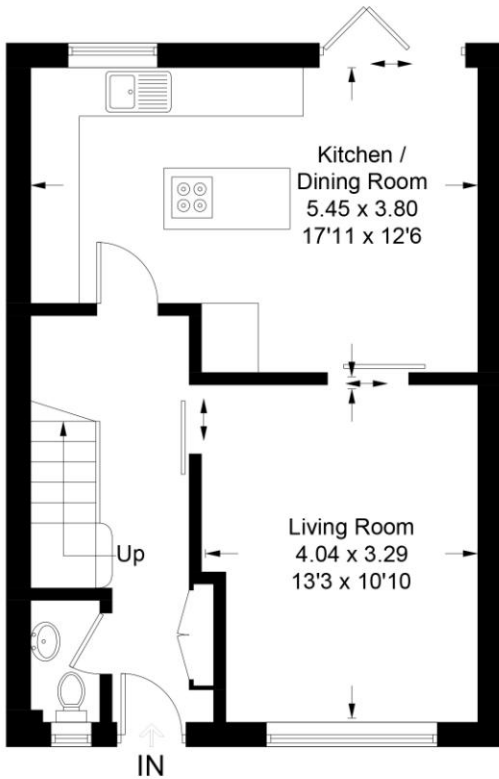
Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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.

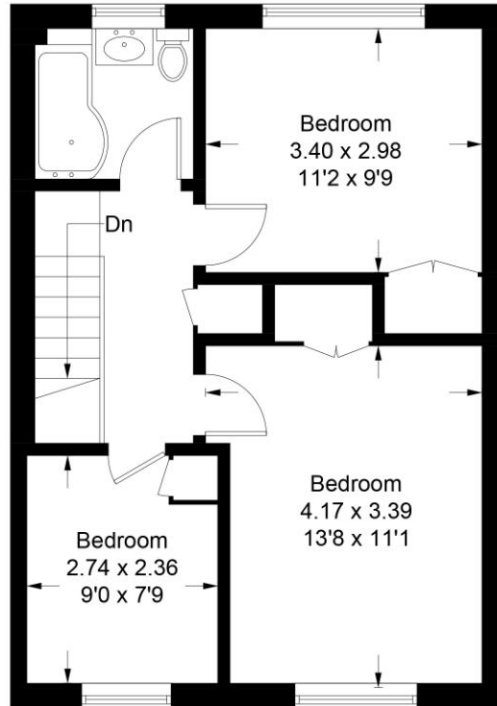


The Orchard, RH5

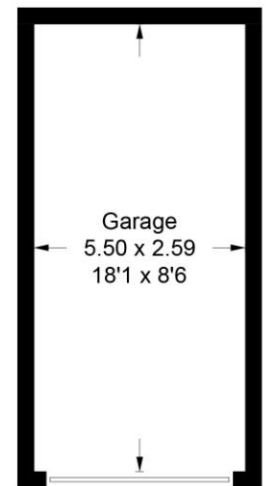
Approximate Gross Internal Area = 89.2 sq m / 960 sq ft
 Garage = 14.3 sq m / 154 sq ft
 Total = 103.5 sq m / 1114 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID1036938)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
 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