S Seymours









Horsham Road

Beare Green

£750,000

Property Features

- ATTRACTIVE PERIOD HOME
- THREE DO UBLE BEDROOMS
- VERSATILE LIVING ACCOMODATION
- RENO VATED KITCHEN/DINER
- REAR GARDEN WITH VIEWS OF ADJACENT FIELDS
- INCLUDES 0.2 ACRE COPSE
- DETACHED DOUBLE GARAGE
- DRIVEWAY FOR SEVERAL VEHICLES
- WITHIN A SHORT WALK OF BEARE GREEN & LOCAL AMENITIES
- MILES OF STUNNING COUNTRYSIDE WALKS ON YOUR DOORSTEP

Full Description

An attractive period property boasting an impressive 1,957 sq/ft of living space, comprising three spacious double bedrooms, a well-proportioned ground floor layout and a detached double garage. Additionally, the property includes a practical outbuilding and enjoys pictures que views of the surrounding fields. Furthermore, the property includes an adjoining area of copse land.

Upon entering the property, the hallway provides access to all the ground floor accommodation. The frontaspect living room is a spacious 13'2ft x 12'10ft and features a cosy open fireplace. An adjacent room serves as an extension to the living space or a playroom for children. The recently renovated open-plan kitchen diner is equipped with modem base and eye-level cabinets, built-in appliances and ample countertop space. A spacious area accommodates a large dining table and provides access to the patio, overlooking the garden. At the rear, a generous lysized 15'2ft x 13'3ft home office/hobby and utility room could be reconfigured as an additional sitting or family room. Conduding the ground floor space is the generous master suite which has a triple aspectand overlooks the beautiful garden and fields beyond. The en-suite bathroom is neutrally appointed. As taircase as cends to the first floor, hosting two double bedrooms and a family bathroom with a light grey suite, servicing each bedroom.

Outside & Garage/Outbuildings

Accessed via a private drive way with parking for multiple vehicles, the property features a detached double garage. A gate opens to the stunning rear garden with views across the adjacent fields. The lawn, adomed with established fruit trees and mature hedge borders, is complemented by a summerhouse that can be used as a studio, gym, or other purposes. Two garden sheds provide additional storage for bikes and tools, and a large log store lines the garage wall. The adjoining copse adds an extra 0.2 acres of land to the already well-sized garden.

Services & Utilities

The property is connected to mains services, including gas, electricity and drainage. There is an FTTC internet connection at the property.

Important Notice: Additional information is a vailable from the office regarding insurance and the recent works done to the house. For further details, please contact our agency.

Location

The property is conveniently located off the A24, dose to the Esso service station and Beare Green village centre with a local convenience store, popular cafe, Village Hall, children's playareas and a variety of shops. Gose by, there is The Weald Primary School. Holmwood mainline station is situated in Beare Green approximately a 10-minute walk away and offers a limited commuter service to both London Victoria and Waterloo.

Beare Green is bounded by open countryside with nearby footpaths leading to Leith Hill, ideal for walking and cycling. Additionally, the A24 provides excellent access to Dorking to the north and Horsham to the south and a bus services this route.

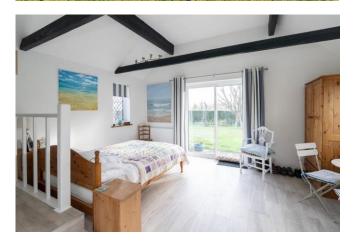
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

FIXTURES & FITTINGS - 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.

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.



















Horsham Road, RH5

Approximate Gross Internal Area = 136.9 sq m / 1473 sq ft
Outbuildings = 45.0 sq m / 484 sq ft
Total = 181.9 sq m / 1957 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. (ID1041147)

Council Tax Band - F

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Tenure - Freehold

Local Authority - Mole Valley District Council





