



Horsham Road

Beare Green

£750,000

Property Features

- ATTRACTIVE PERIOD HOME
- THREE DOUBLE BEDROOMS
- VERSATILE LIVING ACCOMODATION
- RENOVATED 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 picturesque 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 front aspect 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 modern 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 generously sized 15'2ft x 13'3ft home office/hobby and utility room could be reconfigured as an additional sitting or family room. Concluding the ground floor space is the generous master suite which has a triple aspect and overlooks the beautiful garden and fields beyond. The en-suite bathroom is neutrally appointed. A staircase ascends 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 driveway 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, adorned 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 available 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, close to the Esso service station and Beare Green village centre with a local convenience store, popular cafe, Village Hall, children's play areas and a variety of shops. Close 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

Tenure - Freehold

Local Authority - Mole Valley District Council

CONTACT

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

