



Oakfields

Walliswood

Guide Price £525,000

Property Features

- THREE BEDROOMS
- OPEN PLAN KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY ROOM
- LARGE DRIVEWAY AND PRIVATE GARDEN
- DETACHED HOME OFFICE
- POTENTIAL TO EXTEND STPP
- SITTING ROOM
- IMMACULATELY PRESENTED THROUGHOUT
- CLOSE TO STUNNING COUNTRYSIDE
- QUIET CUL-DE-SAC LOCATION
- SHORT WALK TO LOCAL FACILITIES



Full Description

An immaculately presented and recently refurbished three-bedroom, semi-detached house offering versatile living spaces, a large driveway and pretty garden. Nestled in a tranquil cul-de-sac within the picturesque village of Walliswood, benefitting from serene woodland views and includes a detached home office.

This wonderful family home starts in the entrance hall which has access to all the key rooms and stairs leading to the first floor. The front aspect sitting room exudes warmth with its wooden flooring and abundant natural light streaming in through a large window making this a wonderfully cosy room. The open plan kitchen/breakfast room, designed to be the 'heart of the home', features contemporary high-gloss units, complemented by ample worktops and space for a large gas range cooker and integrated appliances. There is also a dedicated area for a small table and chairs for busy family mornings which looks out towards the garden. A door seamlessly connects the kitchen to the recently added conservatory, serving as a dining room and offering unspoilt views of the south facing garden and surrounding woodlands. Finishing off the ground floor is an understairs storage area off the kitchen with a side door leading out to the garden as well as a convenient downstairs toilet.

Upstairs a spacious landing grants access to all three bedrooms and the bathroom. The 13'3 x 10'11ft main bedroom has plenty of space for all of your furniture as well as two built-in wardrobes for added storage. Bedroom two is another well-proportioned double room which overlooks the pretty garden and woodlands beyond. There is also a front aspect single bedroom which benefits from built-in storage and provides access to the loft. This could be used as a study if desired. The family bathroom has been fitted with a contemporary white suite with a bath and overhead shower, as well as a vanity unit. In addition, there is a generous loft space, fitted with lighting and is plastered throughout, offering the potential for further storage or conversion into an additional room STPP.

Another added feature to this property is the new windows at the front, carpets on the first floor and doors fitted throughout the property.

Outside

To the front of the property, a generous shingled driveway accommodates parking for up to three cars. The landscaped south-facing rear garden is a particular feature of this property and offers a large area of patio which spans the width of the property and provides the ideal spot for outdoor entertaining. The utility room can be accessed from the patio and provides space for a washing machine, tumble drier as well as a chest freezer, and has been fitted with additional cabinets and sink. From the patio steps lead up to a generous area of lawn which leads to the detached home office, fitted with power and lighting. A large shed provides ample storage for garden essentials. The garden is fully fence enclosed and provides a serene and calming space with a wonderful backdrop of the woodlands.

Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, gas and electricity and there is private drainage to the street. There is an FTTC internet connection.

Location

Walliswood is a charming village nestled in the heart of the Surrey Hills, approximately six miles north-west of Horsham and ten miles from Dorking Town Centre. If you were to travel from London, Walliswood is situated approximately 29 miles south-west of the city. Walliswood is home to a 14-hectare (35-acre) nature reserve known as Wallis Wood. Managed by the Surrey Wildlife Trust, this hidden gem features a secluded and picturesque woodland typical of the Weald Clay hazel coppice found in the Surrey Hills Area of Outstanding Natural Beauty (AONB). The reserve boasts a variety of woodland flora and varied species of trees. Ockley Station lies approx. 3.2 miles away whilst Warnham station is approx. 4.2 miles from Walliswood.

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.

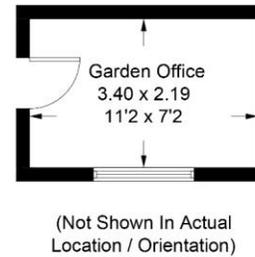
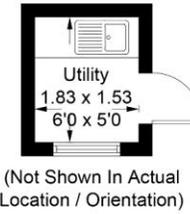
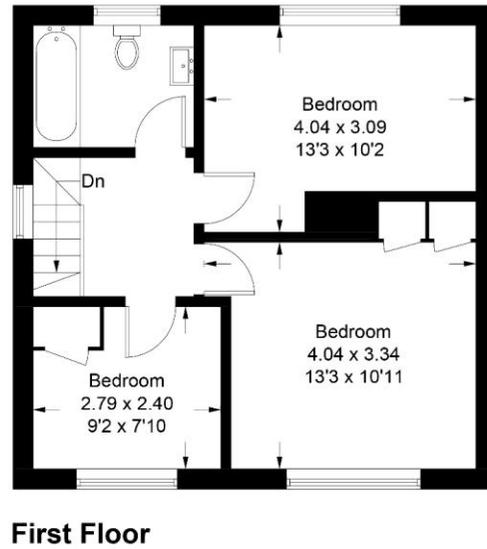
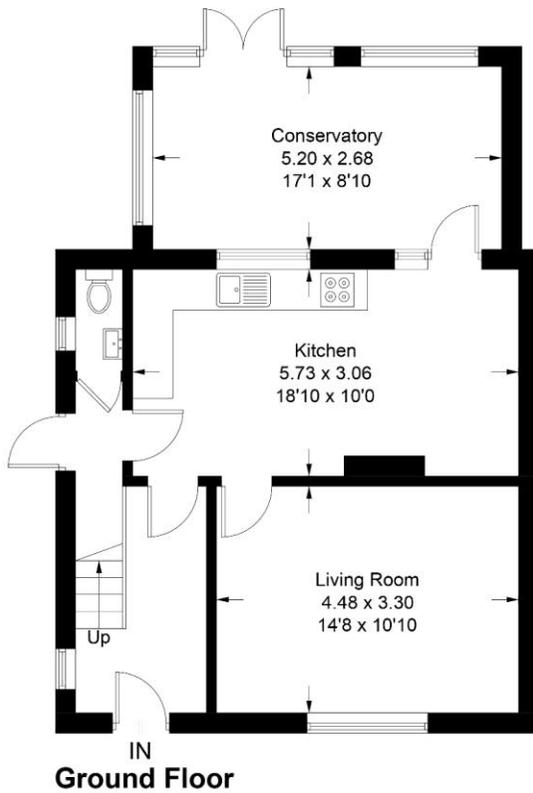
MISREPRESENTATION ACT – These particulars are for guidance only and do not form any part of any contract.





Oakfields, RH5

Approximate Gross Internal Area = 102.5 sq m / 1103 sq ft
 Outbuildings = 10.3 sq m / 111 sq ft
 Total = 112.8 sq m / 1214 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. (ID1078259)



COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 are 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

