



## Breakspears Gardens

Beare Green

**Guide Price £895,000**

### Property Features

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- NO ONWARD CHAIN
- FOUR BEDROOMS
- THREE BATHROOMS
- MAIN BEDROOM WITH WALK-IN WARDROBE & ENSUITE SHOWER ROOM
- DRIVEWAY PARKING & DOUBLE GARAGE
- OPEN PLAN KITCHEN/DINING ROOM
- 25FT DUAL ASPECT SITTING ROOM
- LARGE FRONT & REAR GARDEN
- POTENTIAL TO EXTEND STPP
- CLOSE TO MILES OF STUNNING OPEN COUNTRYSIDE



# Full Description

**\*NO ONWARD CHAIN\*** Presented in immaculate condition, this detached four-bedroom family home offers over 2,100 sq ft of bright, spacious living space finished to an exceptional standard. Boasting a delightful rear garden backing onto woodland and a double garage, it is nestled within a highly sought-after, private cul-de-sac close to all of Beare Green's amenities, including shops, Holmwood train station, primary school and open countryside.

Upon entering a spacious and bright entrance hall with oak effect Amtico flooring provides access to all ground floor areas, including a downstairs WC and stairs to the first floor. The impressive dual aspect living room offers ample space for a large three-piece suite and additional furniture, featuring a bay window and French doors opening onto the back garden, creating a bright and airy space ideal for entertaining. The highlight of the home is the magnificent open-plan kitchen/dining room, designed as the heart of the home for modern family living. The dining area, which could also serve as a family room, opens onto the patio through double doors. The kitchen boasts modern floor-to-ceiling units, Silestone quartz worktops, a breakfast bar, Rangemaster cooker with hood, and integrated appliances including a large fridge/freezer and wine fridge. Adjacent to the kitchen is a utility room with an integrated plinth heater, space and plumbing for appliances, a sink and under-stairs storage. Completing the ground floor is an additional well-proportioned reception room with a bay window, suitable for various uses such as a study, playroom, or dining room.

From the hallway, the superb oak staircase leads to the gallery landing, which in turn leads to all the bedrooms. The master bedroom is a very generous dual aspect with a walk-in wardrobe and its own ensuite shower room, complete with stylish tiling. Next is bedroom two which is another spacious double with ensuite shower room with bedrooms three and four both being good-sized doubles. Completing the upstairs is the family bathroom fitted with a modern fully tiled three-piece suite.

## Outside

The front of the property boasts a pretty garden with shrubs and a pathway leading to the front door. The large rear garden is another highlight, offering an extensive lawn area and patio, perfect for outdoor entertaining. Enclosed by fencing and backing onto woodland, it provides a sense of privacy. The garden enjoys a range of edible fruit bushes, including raspberries, blackcurrants and blueberries, all maintained within the raised beds, conveniently located by a greenhouse. Additionally, there are storage sheds, side access gate, and a gate for maintenance access to the woodland behind.

## Double Garage & Driveway

To the side, there is a double garage with electric remote control operated doors as well as offering power and lighting. In addition, there is a large driveway providing plenty of parking for at least four cars.

## Council Tax & Utilities

This property falls under council tax band G. The property is connected to mains drains, water, electricity and gas. The property has a FTTC internet connection. PLEASE NOTE: Breakspear Gardens is a private road. There is an annual charge of £401.84, paid to HML Property Management for the maintenance and upkeep of the road.

## Location

Breakspear Gardens is situated within the heart of Beare Green village which offers everything for day to day needs with a range of shops, café, village hall, school and recreation ground. For the commuter, Holmwood train station is within a short 3-minute walking distance, Dorking (3.5 miles) and the Gatwick Express provides rail services to London Victoria, London Waterloo and London Bridge. For more comprehensive shopping and recreational facilities, the major shopping centres of Dorking and Horsham are conveniently accessed via the A24. The A24 giving access to not only the South Coast but the M25 and the national motorway network, whilst Gatwick is only 10 miles away. Beare Green lies to the south of the Surrey Hills providing some of the finest walking and riding countryside in the county.

**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.



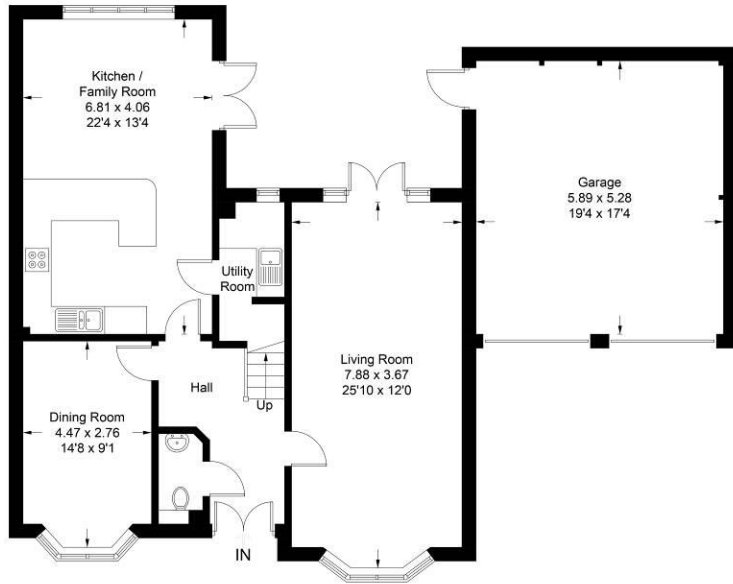




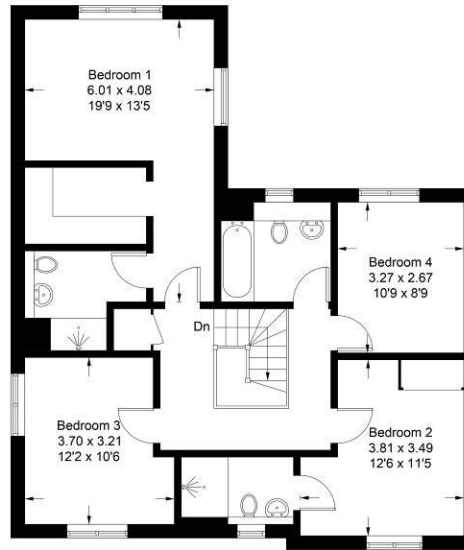


## Breakspear Gardens, RH5

Approximate Gross Internal Area = 167.5 sq m / 1803 sq ft  
 Garage = 31.4 sq m / 338 sq ft  
 Total = 198.9 sq m / 2141 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. (ID1080772)



### CONTACT

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

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 01306 776674

### COUNCIL TAX BAND

G

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

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

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