



Horsham Road

Walliswood

Offers Over £550,000

Property Features

- DETACHED COTTAGE
- ONE/TWO BEDROOMS
- LIVING ROOM WITH CONSERVATORY
- PERIOD FEATURES
- POTENTIAL TO EXTEND (STPP)
- DETACHED GARAGE & OUTBUILDING
- GATED DRIVEWAY
- PARKING FOR MULTIPLE VEHICLES
- LARGE PLOT
- MILES OF BEAUTIFUL COUNTRYSIDE WALKS ON YOUR DOORSTEP



Full Description

NO ONWARD CHAIN An attractive period property with a well-proportioned ground floor layout and a detached single garage, all set within a generous plot. Located within the picturesque village of Walliswood, nestled in the heart of the Surrey Hills and close to miles of stunning open countryside.

Upon entering the property, the hallway provides access to all the principal rooms, beginning in the well-appointed kitchen which has been fitted with a range of base and eye-level cabinets, complemented by worktop space. Two floor-to-ceiling pantry style cupboards provide useful additional storage whilst an integrated dishwasher and washing machine enhance the kitchens functionality. Central to the property is the spacious living room which features wooden beams and a cosy brick exposed fireplace with log burner. An archway leads through to the 15'9 x 8'10ft conservatory, positioned at the rear of the property, enjoying a Southernly aspect. This is a versatile and bright room, making an ideal dining space whilst overlooking the pretty side garden. From the living room sliding French doors lead into the 2nd reception which enjoys a triple aspect and has plenty of space for additional furniture. A spiral staircase sits within one corner of the room which leads up to an attic room, providing ample storage solutions. From here a door leads into the bedroom which is another well-proportioned double with views over the garden. Finishing off the accommodation is the shower room, complete with a white suite and tiled throughout.

Outside & Garage/Outbuildings

Accessed via a gated entrance, the driveway provides ample parking for multiple vehicles and leads to the detached single garage with electric up and over doors, with both power and lighting. The stunning garden, which is mostly laid to lawn, adorned with established specimen trees and mature hedges, wraps round to the rear of the property, providing a secluded courtyard area with seating to enjoy in the warmer months. Positioned at the foot of the garden is a large workshop, with an additional storage garden shed located behind the garage with a log store attached.

Services & Utilities

The property is connected to mains gas and electric, but has private sewerage. There is an FTTC internet connection at the property.

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.

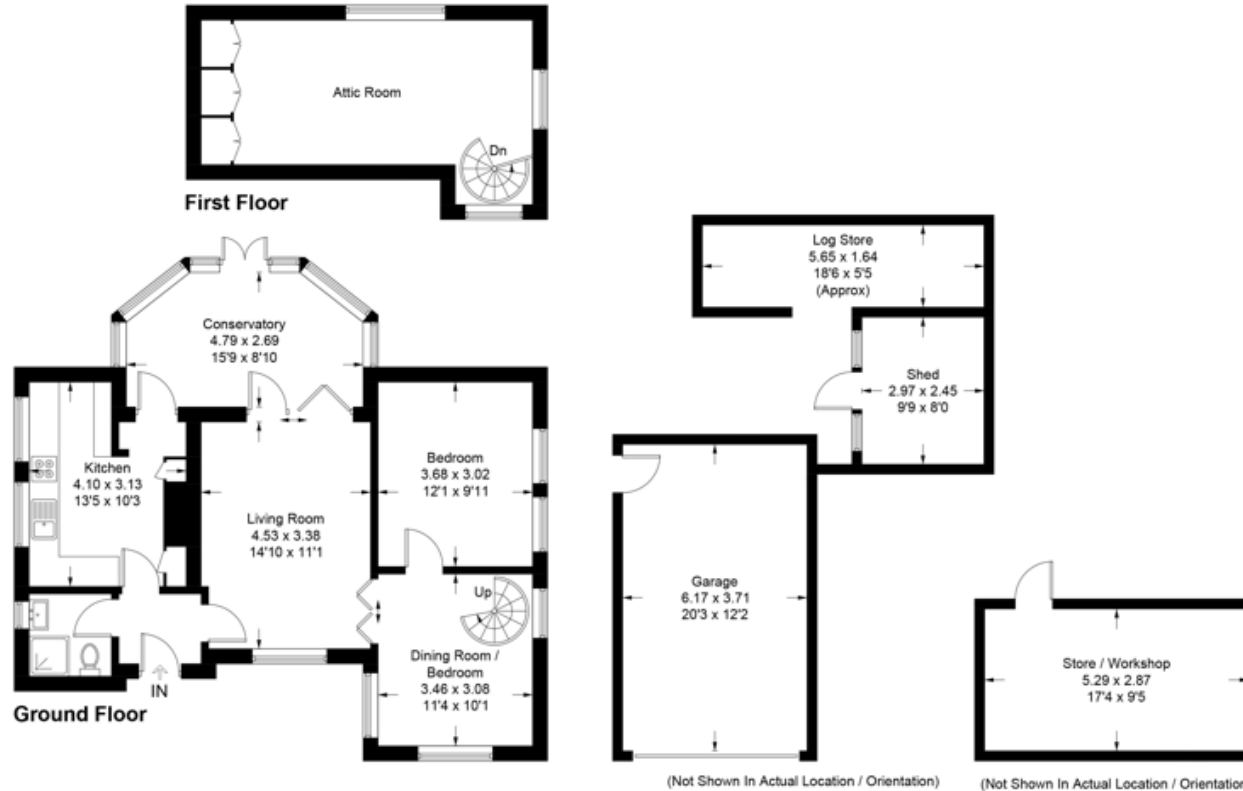
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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





Approximate Gross Internal Area = 71.0 sq m / 764 sq ft
 (Excluding Attic Room)
 Garage / Store / Shed = 54.9 sq m / 591 sq ft
 Total = 125.9 sq m / 1355 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. (ID1093160)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND

F

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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 Surrey, RH4 2HD

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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