

Horsham Road, Beare Green

Guide Price £385,000

EPC Rating '81'

- DETACHED MODERN BUNGALOW
- STUNNING LANDSCAPED GARDEN
- USEFUL OUTBUILDINGS
- DRIVEWAY PARKING
- OPEN PLAN KITCHEN/LIVING/DINING ROOM
- 15FT BEDROOM WITH EN-SUITE SHOWER ROOM
- OPEN PLAN KITCHEN/LIVING ROOM
- SEPRATE BATHROOM
- SHORT WALK TO SHOPS
- SHORT WALK TO HOLMWOOD TRAIN STATION





A delightful, detached bungalow built in 2019 to a high standard with a stunning landscaped garden and driveway parking. Situated in the heart of Beare Green, residents can enjoy the convenience of local amenities such as shops, a café and Holmwood train station, while also being surrounded by miles of open countryside.

As you step through the front door, it's clear to see how much care and attention has gone into the creation of a stylish, yet functional modern home. The impressive 22'8 X 15ft open plan kitchen/dining/living room which has been designed to be the heart of the home with the kitchen positioned at the rear. The kitchen offers functionality and convenience for busy life with a freestanding fridge/freezer and integrated dishwasher, oven and grill. Light coloured worktops provide ample space for all of the modern-day appliances. The dining/living area seamlessly connects to the kitchen, creating a fantastic space to entertain friends and family with plenty of space for a large dining table and chairs. Natural light floods this space thanks to the sliding doors which open out to the garden whilst Karndean flooring adds a contemporary feel. The stylish family bathroom is fitted with a modern three-piece suite with panelled bath and separate shower cubicle, a convenient vanity unit, heated towel rail, all finished with stylish tiling. The master bedroom is a well-proportioned double, comprising of a side aspect window and sliding built-in wardrobes.

#### Outside

At the front of the property there is a private driveway with parking for two cars in tandem. Accessed via a private gate, the South-West facing garden is the star attraction to the home, featuring a well-maintained lawn and a wide patio area, perfect for outdoor entertaining during warmer months. The entire garden showcases a variety of trees, shrubs and flowers and is fully enclosed by fencing, ensuring privacy. The garden also features raised seed beds, perfect for growing your own fruit and vegetables. There are three large outbuildings which cover all storage needs plus with some work and STPP could be converted into home offices. There is also a practical garden shed currently used as a utility room, housing the washing machine and tumble drier.

#### Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage and electricity. The broadband is a FTTP connection.

#### Location

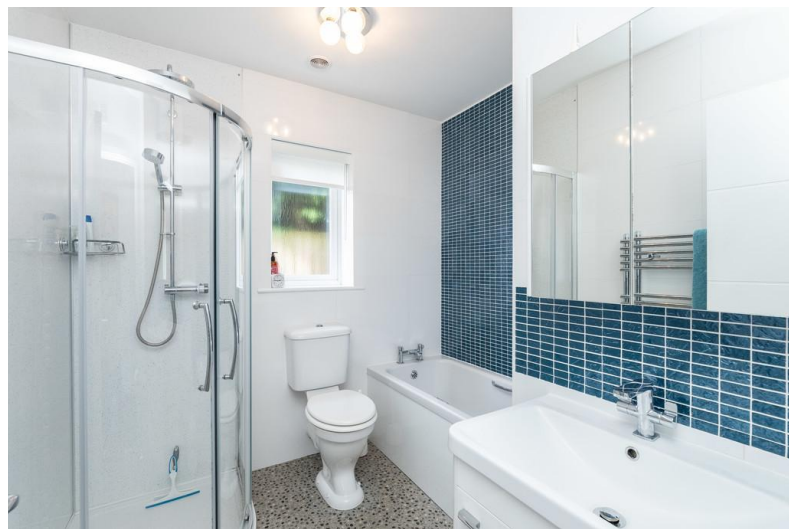
The property is conveniently located close to Beare Green village centre with a local convenience store, a popular café, and a variety of shops. Close by there is The Weald Primary School (ages 5-11). Holmwood mainline station is situated in Beare Green nearby and offers a limited commuter service to both London Victoria and Waterloo. Beare Green is bounded by open countryside with nearby footpaths leading to Leith Hill, ideal for walking and cycling. The A24 provides excellent access to Dorking to the North and Horsham to the South.

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.



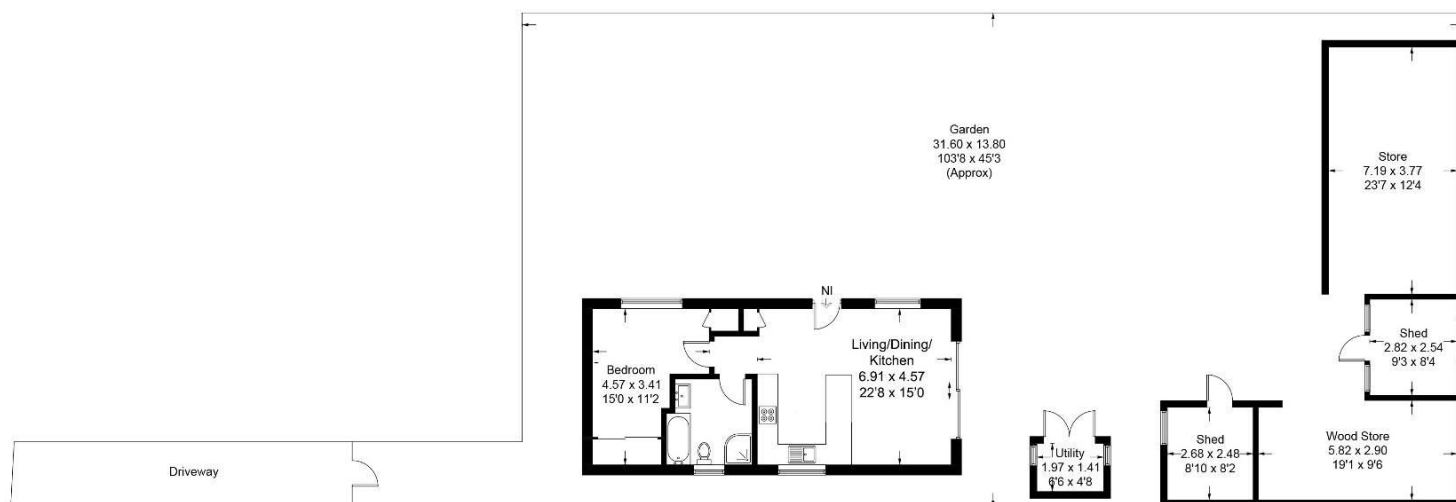


## Horsham Road, RH5

Approximate Gross Internal Area = 48.1 sq m / 518 sq ft

Outbuildings = 59.8 sq m / 644 sq ft

Total = 107.9 sq m / 1162 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. (ID1109882)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band D

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)  
[sales@seymours-dorking.co.uk](mailto: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 and 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