



Horsham Road

Holmwood

Guide Price £475,000

Property Features

- PERIOD THREE BEDROOM COTTAGE
- IMPRESSIVE COUNTRY KITCHEN
- SPACIOUS ACCOMMODATION OVER THREE FLOORS
- PRIVATE REAR GARDEN
- SEMI RURAL LOCATION ON THE EDGE OF NATIONAL TRUST LAND
- 12FT MAIN BEDROOM
- OPEN PLAN LIVING/DINING ROOM
- CLOSE TO NORTH HOLMWOOD TRAIN STATION AND VILLAGE AMENITIES
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP
- CONTEMPORARY BATH/SOWER ROOM



Full Description

A truly charming three bedroom, extended Victorian cottage dating back to the 1900's, offering bright, spacious accommodation with an abundance of period charm and a delightful garden. Situated in a semi-rural, tucked away position on the edge of National Trust land, just moments away from village amenities and Holmwood train station.

This picture-perfect cottage bursting with character and style has been beautifully decorated throughout, typically in keeping with a property of this era. A stable door opens through into the property where you are instantly impressed by the amount of space on offer. The front aspect reception room is an impressive 20'4ft providing the ideal entertaining space which features a wonderful range of characteristics including a sash window, original wood beams and exposed rustic brickwork with wood burning stove, creating a warm cosy ambiance. Next is the L shaped country kitchen which is another lovely bright room with plenty of natural light flowing through the French doors opening into the garden. The kitchen itself has been fitted with a selection of units completed by ample work surface space, limestone flooring and a variety of integrated appliances. Completing the ground floor accommodation is the contemporary bathroom fitted with a freestanding bath and separate shower with rainfall shower head. On the first floor, the landing provides access to the first two bedrooms. Bedroom one is a spacious double with built in storage and bedroom two is a generous rear aspect single. From the landing, stairs rise again to the second floor where bedroom three is found. As you can see from the measurements, this is an excellent 12'3 ft with access to the eaves and Velux windows.

Outside

Towards the front of the property there is a pretty garden bordered by a white picket fence before the pathway leads you to the door. The tranquil back garden is yet another wonderful feature to this home which has been cleverly designed ensuring it can be enjoyed throughout the day with a full width patio, perfect for entertaining in the warmer months. A pathway winds through the garden lawn towards the back where there is a large garden shed. This is a wonderfully private space with an inviting array of trees and shrubs, creating a secluded and peaceful setting. To the side, there is a useful side access gate.

Council Tax & Utilities

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

Location

Spring Cottage is located in the semi-rural village of Holmwood, on the edge of National Trust land with miles of country walks right on your doorstep and is situated about two miles to the south of Dorking town centre. Dorking has a comprehensive range of shopping, educational and recreational amenities and communications are excellent. For more comprehensive shopping and recreational facilities, the major shopping centre in Horsham is 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. For the commuter, Holmwood train station is within 10 minutes walking distance, Dorking (3.5 miles) and the Gatwick Express provides rail services to London Victoria, London Waterloo and London Bridge. The property 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 - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

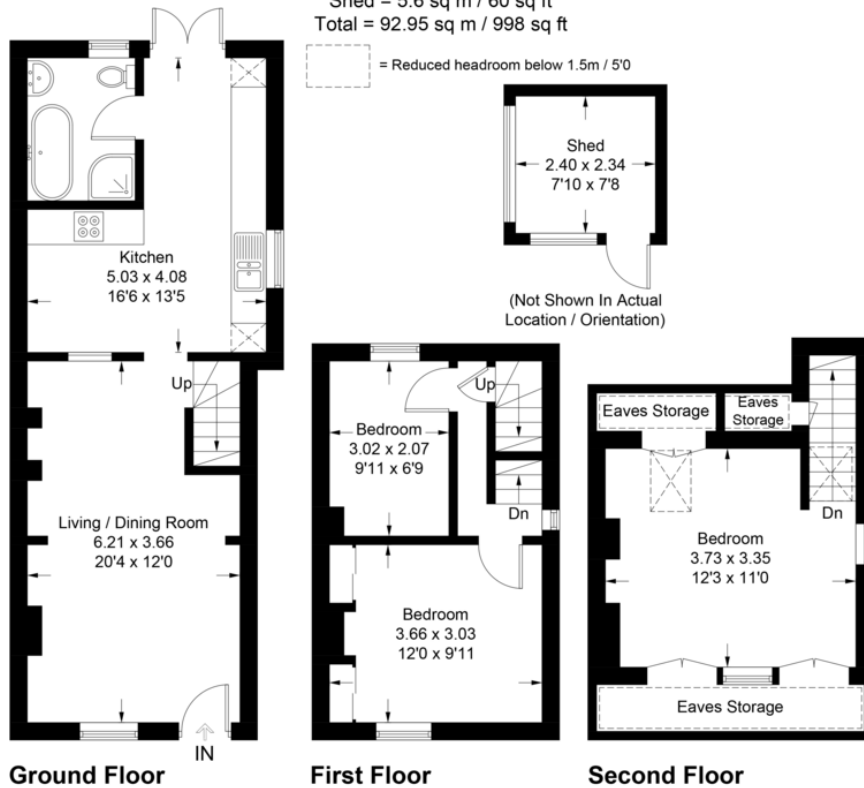
MISREPRESENTATION ACT – These particulars are for guidance only and do not form any part of any contract





Spring Cottages, RH5

Approximate Gross Internal Area = 81.69 sq m / 878 sq ft
 (Excluding Eaves Storage)
 Eaves Storage = 5.66 sq m / 60 sq ft
 Shed = 5.6 sq m / 60 sq ft
 Total = 92.95 sq m / 998 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. (ID1112218)

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 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 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

