



Moorfield, Mill Road, Holmwood

£425,000

EPC Rating '76'

- MID TERRACE
- TWO DOUBLE BEDROOMS
- RURAL LOCATION
- SPACIOUS LIVING/DINING ROOM
- GATED ENTRANCE
- ALLOCATED PARKING
- CLOSE TO STUNNING COUNTRYSIDE
- LOW MAINTENANCE GARDEN
- TWO BATHROOMS
- CLOSE TO DORKING MAINLINE STATIONS



This well-maintained, spacious mid-terrace property in the desirable Holmwood area offers a fantastic opportunity for both investors and first-time buyers. With two large double bedrooms, two modern bathrooms, and a low-maintenance garden, it provides a comfortable and stylish living environment in a peaceful and private location.

Upon entering, the welcoming hallway features a practical cloakroom and a floor-to-ceiling storage cupboard. To the front of the property, the contemporary kitchen is equipped with a range of sleek base and eye-level units, integrated appliances, and ample countertop space, complemented by durable tiled flooring. The rear-facing living/dining room is a bright and airy space measuring an impressive 16'4" x 9'7". Perfect for entertaining, this room benefits from French doors that open onto the charming garden and includes an under-stairs storage cupboard for added practicality.

The first floor accommodates two generously sized bedrooms and two bathrooms. The rear-aspect principal bedroom includes built-in wardrobes and a stylish en-suite shower room with a white three-piece suite and tiled walls. The second bedroom, located at the front, comfortably fits a double bed and offers space for additional freestanding furniture. Completing the first floor is the spacious family bathroom, which features ample built-in storage, a modern white suite, and a hand-held shower attachment.

Exterior

The property is accessed via a private driveway with two allocated parking spaces, one of which is under cover. Additional visitor parking bays are available. The communal grounds are well-maintained, featuring a lawn area with shrubs and hedging.

At the rear, the enclosed garden is designed for low maintenance, with a neatly laid lawn and mature hedging providing privacy. A small patio area, accessible through the living room's French doors, is ideal for outdoor dining or relaxation during warmer months.

Additional Information

A monthly maintenance charge of £50, payable to Moorfields Management Ltd (managed by resident directors), covers the upkeep of the communal grounds. Council Tax Band: E

Location

Situated in the tranquil village of Holmwood, on the edge of Surrey Hills' National Trust land, the property enjoys access to picturesque countryside and a range of amenities. Dorking town centre, just two miles away, offers comprehensive shopping, educational, and recreational facilities. Holmwood train station, within a 10-minute walk, provides convenient access to London Victoria, London Waterloo, and London Bridge. The A24 ensures excellent road connectivity to the South Coast, M25, and Gatwick Airport (10 miles away). Outdoor enthusiasts will appreciate nearby Redlands Woods, which leads to the popular Coldharbour pub, The Plough.

Viewings are strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

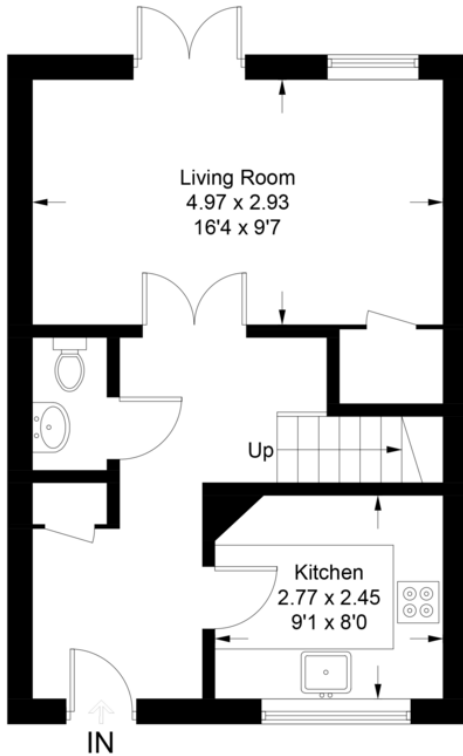
Fixtures and fittings are excluded from the sale unless specified but may be available by separate negotiation.

While every effort has been made to ensure accuracy, these particulars are for guidance only. Buyers are advised to confirm measurements and details with a solicitor prior to purchase.

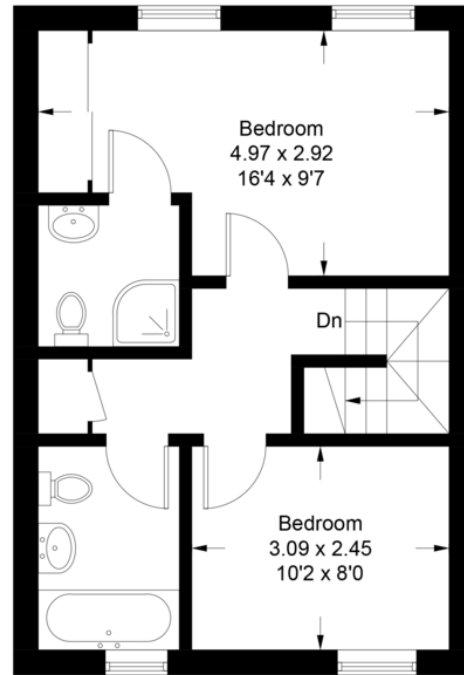


Moorfield, RH5

Approximate Gross Internal Area = 74.1 sq m / 798 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. (ID977418)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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