



Horsham Road

Mid Holmwood, Dorking, RH5 4ET

£485,000

Property Features

- TWO DOUBLE BEDROOMS
- LOVELY VIEWS OVER FIELDS
- FRONT AND REAR GARDEN
- KITCHEN/BREAKFAST ROOM
- COSY SITTING ROOM & ORANGERY
- DRIVEWAY PARKING & LARGE STORAGE SHED
- NO CHIAN
- PERIOD FEATURES
- SURROUNDED BY STUNNING COUNTRYSIDE
- SHORT DRIVE TO DORKING TOWN CENTRE OR & HOLMWOOD TRAIN STATION

Full Description

NO ONWARD CHAIN A charming two-bedroom semi-detached cottage, sympathetically extended on the ground floor, occupying a generous garden plot in a semi-rural location with delightful views towards Leith Hill at the rear. The accommodation features a flexible layout with four reception areas, offering a wonderful blend of period charm and modern style.

Entry is via a replacement stable-style door, located at the side of the property, leading into a useful utility room with fitted units and space/plumbing for a washing machine. This in turn leads to the Kitchen/Breakfast Room which is fitted with a range of wall and base units and wooden work surfaces incorporating a sink and drainer with mixer tap. There is currently a Rangemaster dual-fuel range cooker with matching extractor hood above, and space for a dishwasher. A window to the side brings in natural light. The kitchen features part-tiled walls, tiled flooring, and a breakfast bar dividing the kitchen from the breakfast area. A connecting lobby provides access to the staircase to the first floor, as well as to the family bathroom, fitted with a white suite including panelled bath with shower attachment, pedestal wash hand basin, and low-level WC. Next is the rear aspect orangery, a bright and airy living space featuring a pitched glazed roof and double French doors opening to the side and rear, offering superb views across the garden and surrounding countryside. The front aspect delightful reception room with two front-facing windows, a feature fireplace with wooden hearth and inset log burner and fitted shelving and storage to either side. Located next to the sitting room, is an office/playroom, a flexible additional room and could even be used as occasional guest bedroom.

Upstairs, the property offers a generously sized principal bedroom, featuring an original fireplace with slate hearth and a front-facing window. The second bedroom is a small double, enjoying a rear aspect with stunning views across open countryside and woodland.

Council Tax & Utilities

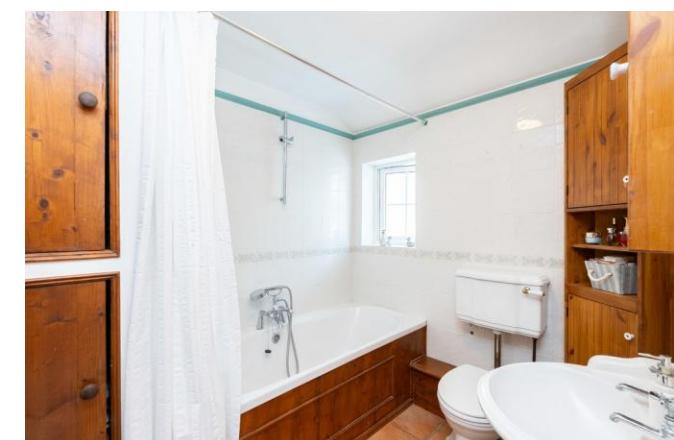
This property falls under Council Tax Band D. The property is connected to gas and electricity. The broadband connection is FTTC. Drainage is via a shared septic tank with the adjoining property, No. 2 Bushy Croft Cottages.

Location

The property is on the edge of National Trust land 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. There is a regular rail service to London (Waterloo and Victoria - 50 mins), with the M25 (junction 9) Leatherhead being about 9 miles distant and accessed via the A24. Dorking's market town centre is a short drive away offering major supermarkets, leisure centres, theatres, cinemas, and main line stations connecting to London Victoria, London Waterloo, and Reading. The area is particularly well known for the surrounding countryside which is ideal for walking, riding, and outdoor pursuits. Holmwood sits next to Holmwood common and Leith Hill National Trust areas, part of the Surrey Hills area of outstanding natural beauty.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

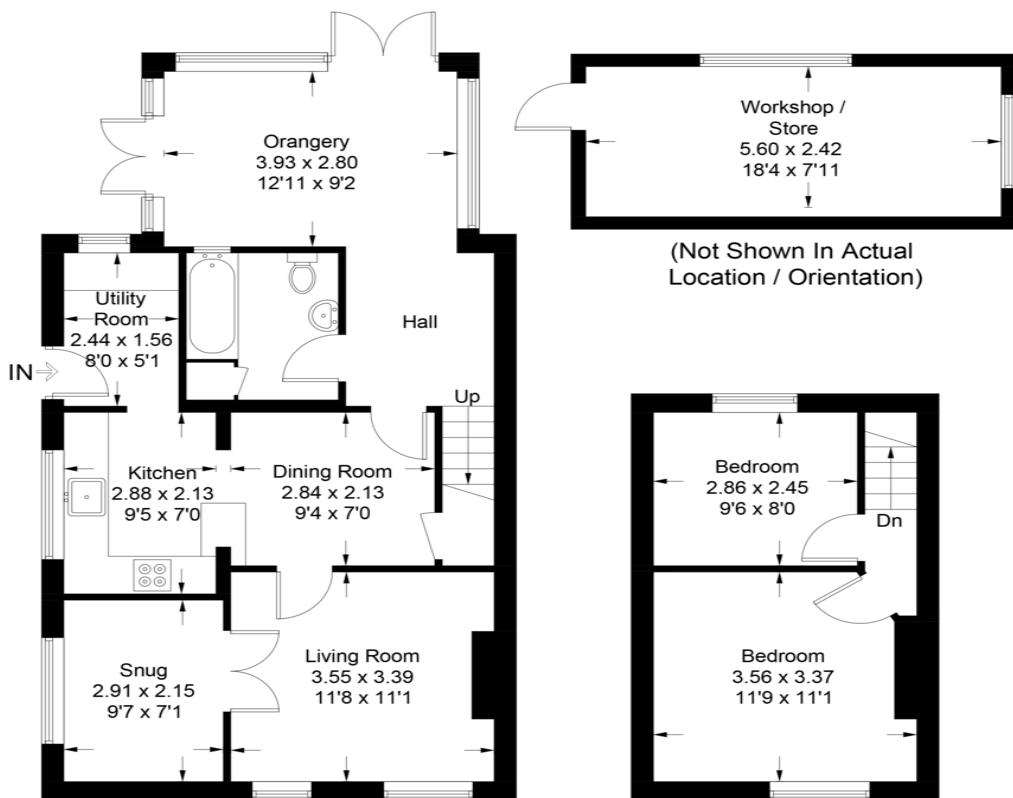
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.





Bushy Croft Cottages, RH5

Approximate Gross Internal Area = 81.9 sq m / 882 sq ft
 Outbuilding = 13.5 sq m / 145 sq ft
 Total = 95.4 sq m / 1027 sq ft



EPC TBC

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. (ID1212928)

CONTACT

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

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
 01306 776674

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COUNCIL TAX BAND D

TENURE Freehold

LOCAL AUTHORITY

Mole Valley District Council

