



## Holmesdale Road

North Holmwood

**OIEO £475,000**

### Property Features

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- THREE DOUBLE BEDROOMS
- SOUTH FACING LANDSCAPED GARDEN
- TWO RECEPTION ROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN KITCHEN/BREAKFAST ROOM
- UPDATED BATHROOM
- PERIOD FEATURES
- OPEN PLAN LIVING/DINING ROOM WITH LOG BURNER
- SHORT DRIVE TO DORKING TOWN CENTRE
- CLOSE TO LOCAL SHOPS, VILLAGE GREEN & HOLMWOOD COMMON



# Full Description

A beautifully presented and extended three double bedroom family home, located on a sought-after residential road in North Holmwood, just south of Dorking town centre. This stylish property combines period character with modern design, offering generous living space and a delightful south-facing garden, walking distance from North Holmwood amenities and a short drive into Dorking.

The property begins in a welcoming hallway which leads to a spacious open-plan sitting/dining room, featuring wooden flooring and a charming fireplace with wood-burning stove, creating a cosy yet elegant living space. The dining area enjoys plenty of natural light and opens directly to the garden, making it ideal for both everyday living and hosting guests. A well-appointed kitchen sits to the rear, updated with a range of contemporary units, solid oak worktops and integrated appliances. Full-width bi-folding doors connect the kitchen seamlessly with the garden, creating a functional and social hub with space for casual dining. Wooden flooring has been fitted throughout to seamlessly connect each of the downstairs rooms. On the first floor are two generous double bedrooms, both bright and full of character with original wooden flooring. The stylish family bathroom is finished with a modern three-piece suite, including a walk-in shower and a roll-top bath. The second floor is home to an impressive 17ft principal bedroom, featuring extensive built-in storage and far-reaching views.

## Outside

To the front, the property is set behind a low-maintenance walled garden. The south-facing rear garden has been thoughtfully landscaped, with a decked terrace which leads off from the kitchen, making it perfect for outdoor dining. From here steps lead up to a lawned area, and plenty of space for children and pets to enjoy.

## Council Tax & Utilities

The council tax band is D. The property is connected to mains gas, electricity and drainage. The property features a FTTC internet connection.

## Location

North Holmwood offers a friendly village atmosphere, with a local shop, village green, and pond overlooked by St John's Church, as well as access to Holmwood Common, a beautiful stretch of National Trust land. Dorking town centre lies less than two miles to the north and provides a wide range of shops, cafés, restaurants, and leisure facilities. Dorking's mainline station offers direct services to London Victoria and Waterloo in approximately 54 minutes. The area enjoys excellent road links to London and the south coast, with the M25 (Junction 9) within 10 miles. Both Heathrow and Gatwick Airports are within easy reach, with Gatwick approximately 10 miles to the south.

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

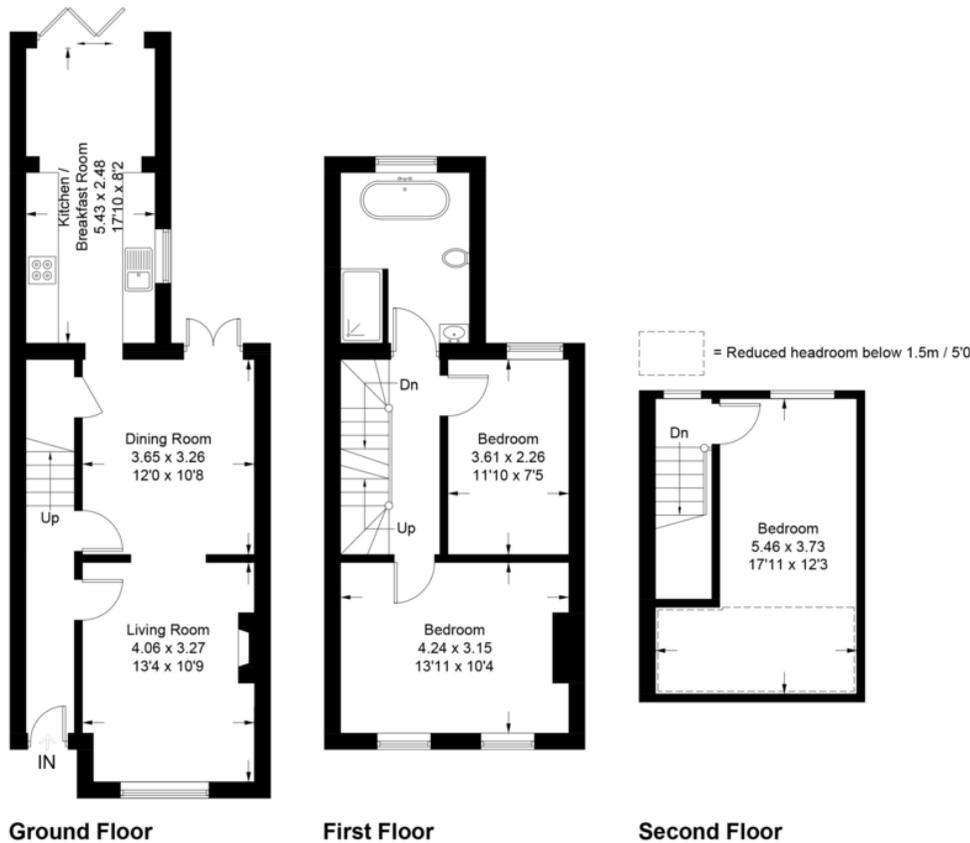
Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures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





# Holmesdale Road, RH5

Approximate Gross Internal Area = 104.4 sq m / 1124 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. (ID1235288)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## COUNCIL TAX BAND

D

## TENURE

Freehold

## LOCAL AUTHORITY

Mole Valley District Council

## CONTACT

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

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