



Highland Road, Beare Green

Guide Price £675,000

EPC Rating '88'

- NO ONWARD CHAIN
- THREE BEDROOMS
- CONTEMPORARY OPEN PLAN KITCHEN/DINING ROOM
- SEPARATE UTILITY ROOM
- STYLISH FAMILY BATHROOM
- DRIVEWAY PARKING FOR SEVERAL CARS
- CLOSE TO HOLMWOOD TRAIN STATION & SHORT DRIVE TO DORKING TOWN CENTRE
- SPACIOUS LIVING ROOM
- SOLAR PANELS
- FRONT & REAR GARDENS



NO ONWARD CHAIN A beautifully presented newly built, three double bedroom semi-detached home, set within a sought-after residential pocket of the popular village of Beare Green. Designed with today's lifestyles in mind, the property blends sleek interiors with generous proportions, making it an excellent choice for families and professionals seeking space, comfort and a semi-rural setting.

The front door opens into a light-filled and welcoming entrance hall, immediately conveying the quality and scale of the home. From here there is access to all principal rooms along with a handy cloakroom. To the front, the sitting room provides a calm retreat with plenty of space to for a large suite. To the rear lies the show-stopping kitchen/dining room, a superb open-plan space that truly forms the hub of the house. Finished with elegant herringbone flooring and flooded with natural light via wide bi-fold doors, this area flows seamlessly out to the garden, perfect for entertaining and everyday family life. The contemporary kitchen is fitted with high gloss units, integrated appliances and a substantial central island with breakfast bar seating, offering both style and practicality in equal measure. A separate utility room sits just off the kitchen, housing laundry facilities alongside a sink and additional storage. Completing the ground floor is a versatile study or family room, ideal for home working, play space or occasional guests. All downstairs rooms benefit from wet underfloor heating, adding an extra layer of comfort throughout.

Stairs rise to a bright first-floor landing with a striking glass balustrade, enhancing the sense of light and openness. The principal bedroom is a generous size and features a smart en-suite shower room. Bedrooms two and three are both comfortable doubles with space for freestanding furniture, while the family bathroom is beautifully finished with full tiling, a freestanding bath and a large walk-in shower.

Outside

To the front is a substantial driveway providing parking for several vehicles alongside a lawned area, framed by fencing and mature hedging for privacy and kerb appeal. The landscaped rear garden offers a private patio for summer dining and entertaining, along with a level lawn, fully enclosed and ideal for children and pets. An EV charging point is also positioned at the front of the property.

Council Tax & Utilities

The council tax band is E. The property is connected to mains water, drainage and electricity. The broadband is a FTTC connection. The property also benefits from SOLAR PANELS on the side elevation of the house.

Location

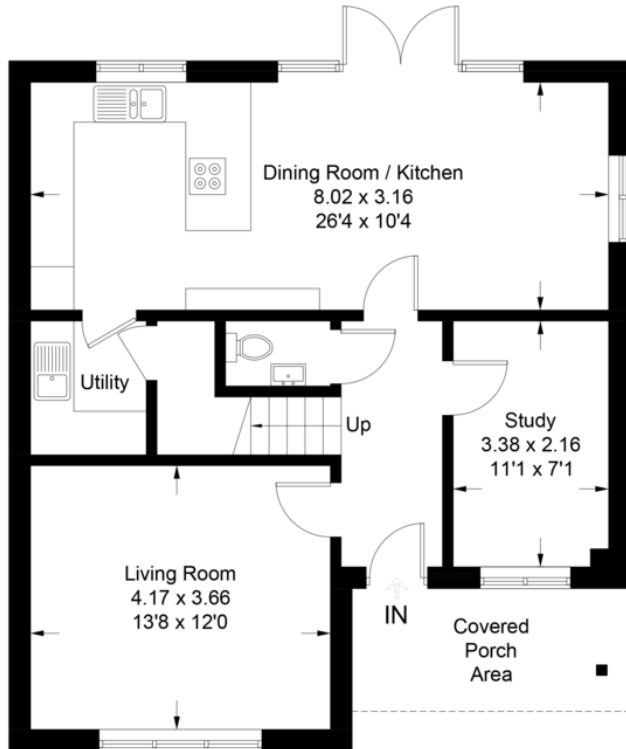
Highland Road is situated in the picturesque village of Beare Green, which offers everything for day-to-day needs with a range of shops, café, village hall, school and recreation ground. For the commuter, Holmwood train station is within a short 3-minute walking distance, Dorking (3.5 miles) and the Gatwick Express provides rail services to London Victoria, London Waterloo and London Bridge. For more comprehensive shopping and recreational facilities, the major shopping centres of Dorking and Horsham are 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. Beare Green 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. 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.

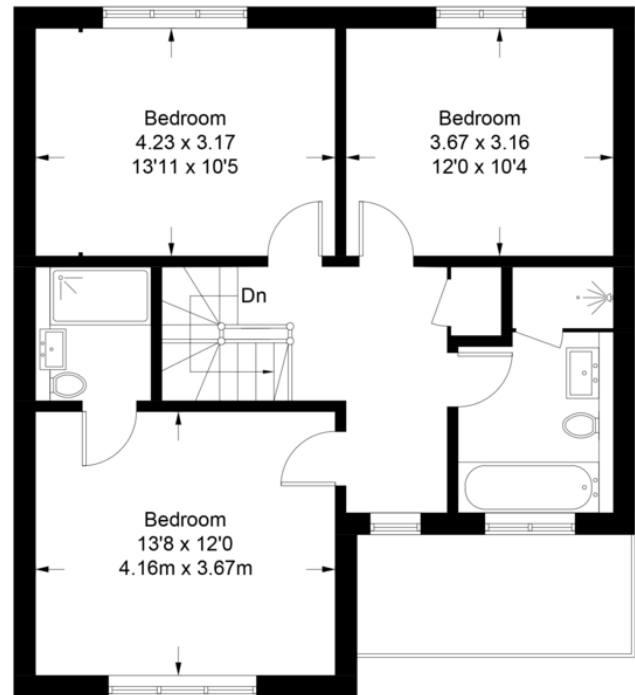


Highland Road , RH5

Approximate Gross Internal Area = 126.5 sq m / 1362 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. (ID1274234)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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