



Bentsbrook Park

North Holmwood

Guide Price £899,950

Property Features

- Four double bedrooms
- Updated kitchen/breakfast room
- Workshop with power & lighting
- Impressive triple aspect living/dining room with log burner
- Potential to extend STPP
- Family bathroom, En suite to master & second bedrooms
- Delightful front & back gardens
- Private driveway
- Highly sought after private road
- Close by to train stations, local amenities, schools & beautiful open countryside



Full Description

A beautifully presented four double bedroom detached family house offering over 1800 sq ft of bright, spacious, flexible accommodation with a delightful garden, private driveway and potential to extend STPP.

Situated along the highly sought after private road 'Bentsbrook Park' in the pretty village of North Holmwood just a short distance away from excellent schools, local amenities, train stations and wonderful open countryside.

As soon as you step through the front door you enter into the porch where you are met with the warm, welcoming feel this wonderful family home offers further providing useful storage for coats and shoes. Through the front door, you enter into the spacious hallway which in turn provides access to all the ground floor accommodation, stairs to the first floor and excellent extra tucked away space which could be used as a family room or study if desired. Flowing through French doors is the impressive triple aspect living/dining room which has been designed to be the heart of the home offering plenty of space for a dining table and chairs as well as a large three piece suite, perfect for entertaining family or friends. This is a lovely bright space thanks to the large windows and doors opening out into the garden allowing plenty of natural light to flood in, further benefiting from a newly fitted log burner creating a warm, cosy ambience. Next is the kitchen which has been updated recently with an array of floor to ceiling units complemented by ample granite work tops space, room for all the expected appliances, breakfast bar and door into the back garden. The ground floor master bedroom is an excellent 15'3 x 11'6 ft with bay window and built in wardrobes further benefiting from its own private en suite shower room with underfloor heating. Finishing off the downstairs is the second bedroom which is another excellent double with built in wardrobes and its own very useful shower room, with the downstairs cloakroom just across the hall.

From the hallway, stairs rise up to the first floor landing with large Velux window allowing lots of natural light to shine through and provides access to all the upstairs accommodation. Bedroom three is a fantastic 17'7 x 17'0 ft triple aspect double room with bedroom four being another superb double with dual aspect windows and access to the eaves. Both sharing the upstairs family bedroom completed with a modern white suite.

Workshop 20'6 x 9'5 sq ft

In addition, another excellent bonus is the useful workshop, offering power and lighting would could alternatively be transformed into a home office or extended into further living accommodation STPP.

Outside

Towards the front of the property, there is a pretty wall enclosed front garden which wraps its way around the side of the house with several fruit trees as well as a private driveway offering off-road parking for several cars and the detached garage.

The tranquil back garden is yet another wonderful benefit to this home including an extensive area of lawn as well as a generous area of patio providing the perfect place for al fresco dining or simply just for enjoying on a warm summer's day. The patio opens to the spacious side garden which in turn leads through to the front of the property. Over a number of years, the owners have put in many hours creating a beautifully serene environment with an inviting array of trees, shrubs and well stocked flower beds.

Location

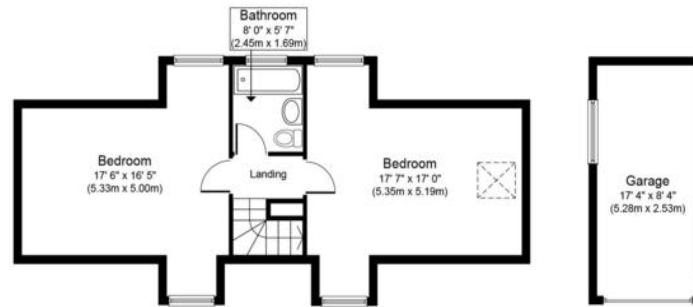
North Holmwood offers a local shop, village green with pond overlooked by St John's Church, local school and Holmwood Common. Dorking town centre is under two miles to the North and offers comprehensive shopping and recreational facilities, as well as a mainline train station (London Victoria and London Waterloo in 54 minutes). There are good road connections to London and the south coast, whilst the M25 motorway (Junction 9) is within 10 miles, giving access to Heathrow Airport. Gatwick Airport lies approximately 10 miles to the south. Surrounding the village there is miles of open countryside including the outstanding North Downs, Box Hill and Ranmore Common, which are ideal for walking and riding enthusiasts.





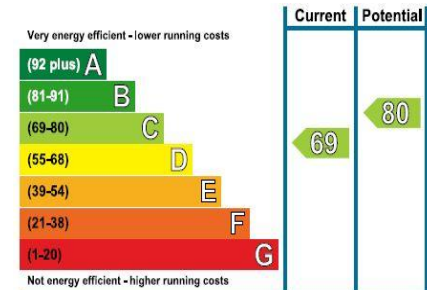


Ground Floor
Approximate Floor Area
1,367 sq. ft.
(127.0 sq. m.)



First Floor
Approximate Floor Area
517 sq. ft.
(48.0 sq. m.)

Garage
Approximate Floor Area
140 sq. ft.
(13.0 sq. m.)



COUNCIL TAX BAND F

TENURE Freehold

LOCAL AUTHORITY Mole Valley District Council

FIXTURES & FITTINGS - 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.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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