



Benvenuto Oaks Lane, Mid Holmwood, Surrey, RH5 4ES

Price Guide £1,000,000



- SUPERBLY PRESENTED DETACHED HOME
- MODERN INTERIORS
- FORMAL SITTING ROOM
- HOME OFFICE
- LANDSCAPED GARDENS
- EXTENDED AND REFURBISHED
- OPEN PLAN KITCHEN/DINING ROOM
- FIVE BEDROOMS
- MASTER BEDROOM WITH ENSUITE
- GARDEN STUDIO/PLAY ROOM

Description

We are delighted to offer this superbly presented and recently extended, five-bedroom modern family home set on a secluded plot and adjoining acres of National Trust common land.

With plenty of curb appeal, this attractive bungalow offers 2,187 sq ft of bright and spacious accommodation. The property also benefits from a stunning rear garden, including a home office, hot-tub and private terraces, ample parking with an 'in and out' driveway and flexible living space.

The accommodation briefly comprises of an entrance hall providing access to all principal room with a separate W.C. and useful storage cupboard. The main living area comprises of a double-aspect formal sitting room which enjoys views to the front and features an attractive fireplace. The open-plan kitchen/dining room is a particular feature of this beautiful home and provides a great space to entertain with bi-folding doors leading out onto a rear terrace. The stylish kitchen includes a central island with an array of base units with matching eye-level cupboards, a selection of integrated appliances and an adjoining utility room.

An internal corridor from the main entrance hall leads to all five generously sized bedrooms and an additional study room. The master bedroom offers wall-to-wall built-in wardrobes and an en-suite bathroom which includes a separate shower and in-built T.V. over the bath. This superb bedroom also benefits from direct access via double doors onto a private terrace. The modern family bathroom is also finished to an extremely high standard and benefits from a double basin vanity unit, a walk-in shower and separate bath, again with built-in T.V.

Externally the thoughtfully designed landscaped gardens are mainly laid to lawn with various areas to entertain and unwind. Extensive raised terraces wrap around the rear of the property offering plenty of space for alfresco dining and so much more. The garden also benefits from a stylish covered pergola area, a superbly designed hot-tub area and a home studio/playroom with adjoining store which could provide further accommodation. To the front a sweeping 'in and out' driveway provides parking for numerous vehicles.



Situation

The property is a short distance from Dorking and moments from Redland Woods, Holmwood Common and Leith Hill with acres of National Trust common land, ideal for dog walking and mountain biking trails.

The villages of North Holmwood and Beare Green are close by and both offer local facilities including shops, schools, churches and a commuter station at Beare Green.

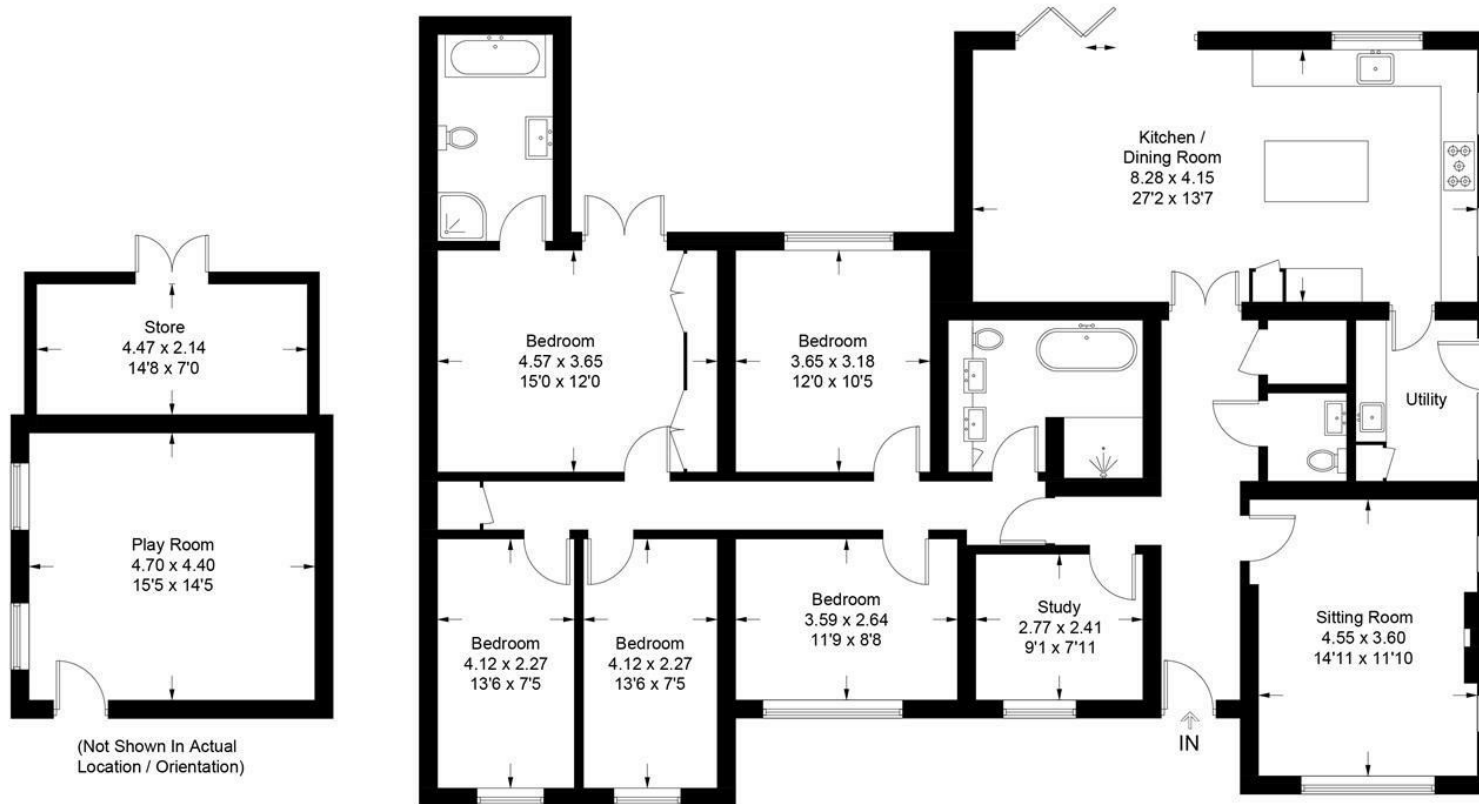
Dorking town offers a comprehensive range of facilities with 5 supermarkets, a well-regarded range of national and local shops and restaurants, the Dorking Halls, which includes a cinema, and adjacent sports centre, doctors surgeries and 3 railway stations with services North, South, East & West.

The immediate area offers some of the county's finest walking, riding and cycling countryside with Holmwood Common, Leith Hill, Box Hill, Ranmore, Headley Heath and Norbury Park all close at hand.

Access to the M25 is at Junction's 8 & 9, Reigate and Leatherhead respectively and Gatwick Airport is about 12 miles.

Tenure	Freehold
EPC	D
Council Tax Band	F

Approximate Gross Internal Area = 172.8 sq m / 1860 sq ft
Outbuildings = 30.4 sq m / 327 sq ft
Total = 203.2 sq m / 2187 sq ft



Ground 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 decisions reliant upon them. (ID1166559)

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