



Gables Horsham Road, Capel, Surrey, RH5 5JH

Asking Price £625,000



- BEAUTIFULLY PRESENTED FAMILY HOME
- OPEN PLAN KITCHEN/LIVING/DINING ROOM
- 1621 SQ FT OF ACCOMMODATION
- UTILITY ROOM
- LANDSCAPED SOUTH FACING GARDEN
- FOUR BEDROOMS
- SEPERATE HOME OFFICE
- MODERN INTERIORS
- ADAPTABLE ACCOMMODATION
- DRIVEWAY PARKING

Description

Situated on the outskirts of the charming village of Capel, on Horsham Road, this modern semi-detached house presents an exceptional opportunity for families seeking a spacious and adaptable home. Boasting four well-proportioned bedrooms, this property is designed to cater to contemporary living while providing a warm and inviting atmosphere.

The heart of the home is undoubtedly the superb open plan kitchen, living, and dining area, which measures an impressive 24'5 x 21'4. This expansive space is perfect for entertaining guests or enjoying family time, with ample room for dining and relaxation. The south-facing garden enhances the appeal, allowing for plenty of natural light to flood the interior and providing a delightful outdoor space for children to play or for hosting summer gatherings.

Arranged over two floors, the accommodation is thoughtfully designed to offer flexibility and comfort. The large master bedroom features built-in wardrobes, ensuring that storage is never an issue. Additionally, the property includes two modern bathrooms, catering to the needs of a busy family.

For those who work from home or require a quiet space for study, a separate home office is included, providing an ideal environment for productivity. A utility room further adds to the practicality of this home, making daily chores more manageable.



Situation

Located within a short distance of Capel Village where local shops, school, Church & pub can be found. The local station, Ockley & Capel, is within 1.2 miles and Dorking & Horsham town centres, with a comprehensive range of facilities is within a short drive. The surrounding area offers some superb walking, riding and cycling countryside with Leith Hill, Ranmore, Box Hill, Headley Heath and the Surrey Hills all close at hand. Nearby attractions include the Hannah Peschar Sculpture Gardens in Ockley, the nature reserve at Warnham, the award winning Denbies Wine estate at Dorking, and the National Trust houses and grounds at Polesden Lacey, Standen House and Leith Hill Place, the home of Ralph Vaughan Williams. The M25 can be accessed at junctions 8 & 9, Reigate & Leatherhead with Gatwick airport being approximately 10 miles.

Tenure

Freehold

EPC

D

Council Tax Band

TBC

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 150.6 sq m / 1621 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 decisions reliant upon them. (ID1225320)
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