



Price
£650,000

Freehold

5x  1x  1x 

**The Orchard, North
Holmwood, Dorking,
Surrey, RH5**

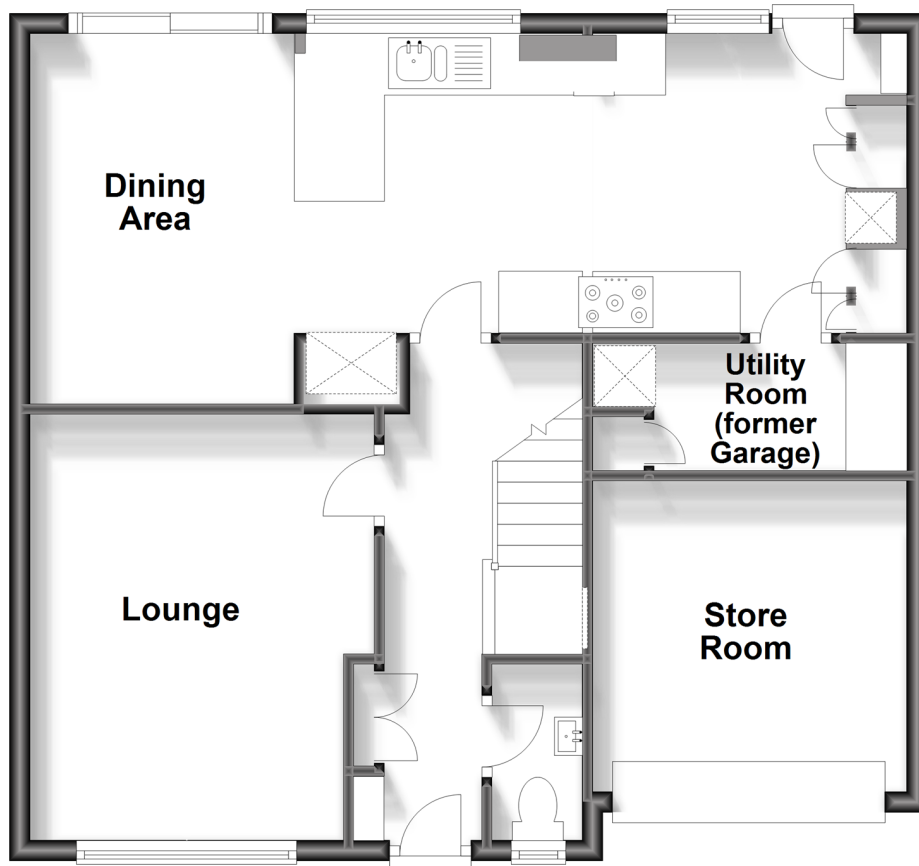
OVER 60?

Secure this property
for up to **59% less!**

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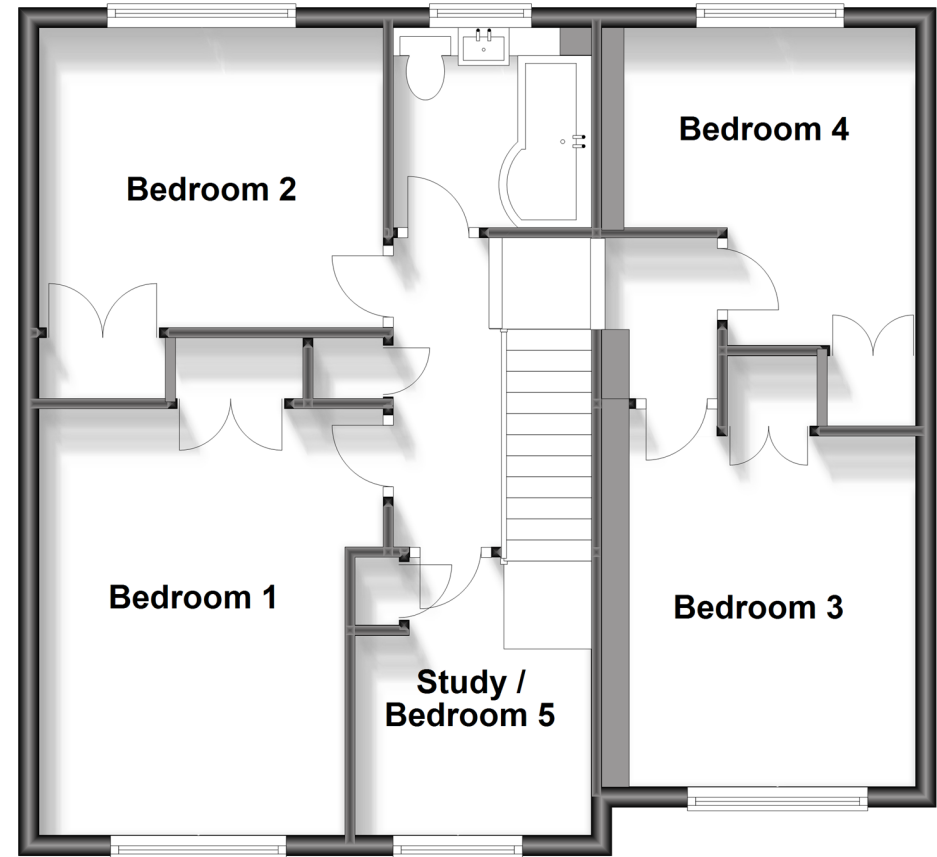
Ground Floor

Approx. 66.5 sq. metres (715.7 sq. feet)



First Floor

Approx. 66.5 sq. metres (715.7 sq. feet)



Accommodation

GROUND FLOOR

Lounge: 13'8 x 11'1 (4.17m x 3.38m)

Kitchen/Dining Area: 28'3 x 12'1 (8.62m x 3.69m)

Utility Room

Cloakroom

FIRST FLOOR

Bedroom 1: 13'8 x 9'10 (4.17m x 3.00m)

Bedroom 2: 11'0 x 9'8 (3.36m x 2.95m)

Bedroom 3: 10'3 x 9'5 (3.13m x 2.87m)

Bedroom 4: 11'2 x 9'4 (3.41m x 2.85m)

Study/Bedroom 5: 9'0 x 7'8 (2.75m x 2.34m)

Bathroom

OUTSIDE

Driveway Parking

Rear Garden

Store Room



Main features

- Pretty and secluded rear garden with decked patio and summer house
- Driveway parking for 2 cars
- Countryside living with walking and cycle trails on your doorstep
- Immaculately presented throughout
- Bright, light and airy extended modern family home



Nearest Schools

Primary Schools: St John's CE Community Primary 0.7 miles, St Paul's CofE (Aided) Primary 1.6 miles, St Joseph's Catholic Primary 1.6 miles
Secondary Schools: The Priory CofE Voluntary Aided School 1.8 miles, The Ashcombe School 2.9 miles



Transport Information

Train Stations: Dorking West 2.2 miles, Dorking Deepdene 2.5 miles, Holmwood 2.6 miles



Address

The Orchard, North Holmwood, Dorking, Surrey, RH5



Directions

For directions to this property please contact us.



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Call Dorking Branch 01306 883399 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



EPC RATING



20511199/20240115/CFE/GJ