



## 3 Brook House, Horsham Road, Holmwood, RH5 4LT

Guide Price £475,000 - £500,000

**MANSELL  
McTAGGART**  
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## In brief...

- Three-bedroom semi-detached home
- Driveway parking & single garage
- Secluded rear garden
- Open plan living/dining/kitchen
- Views and access onto Redlands Woods
- Close to Holmwood Common
- Short Drive to Horsham & Dorking
- Walking distance of train station

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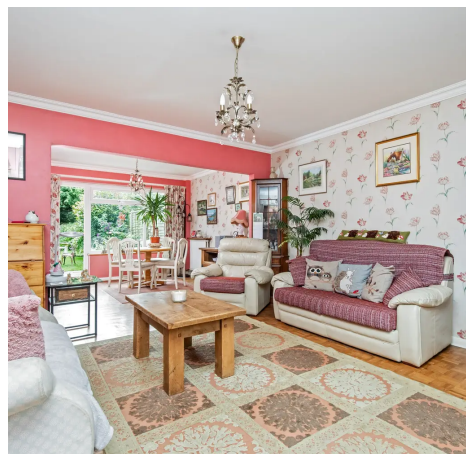
A spacious 3-bedroom, 2 reception room semi-detached house, built in the 1960s with driveway parking, 68' x 35' private garden. The property is benefiting from nearby access to National Trust woodland and is nestled in a small clearing of just four houses off the Horsham Road and around half a mile walk to Holmwood Railway Station.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







## In more detail...

A spacious 3-bedroom, 2 reception room semi-detached house, built in the 1960s with driveway parking, and 68' x 35' private garden. The property is benefiting from nearby access to National Trust woodland and is nestled in a small clearing of just four houses off the Horsham Road and around half a mile walk to Holmwood Railway Station.

The accommodation comprises: generous entrance hallway with cloakroom, sitting room and dining room with doors onto the rear garden, kitchen with an attractive range of units. On the first floor there is a family bathroom, two large double bedrooms and a single.

Benefits include double glazed windows, gas fired central heating with the boiler located in the kitchen, and opportunity to convert the loft (STPP)

A driveway provides parking for ½ vehicles, with a garage located to the side of the property. The 68' x 35' rear garden offers an excellent degree of privacy and is predominantly lawned with well stocked borders, pond, patio seating area and a gate that gives access to the renowned National Trust land, ideal for rambling or walking the dog.

The house is a short walk away from Holmwood train station in Beare Green and is also accessible to Dorking and Horsham town centres both with excellent facilities and mainline train stations providing access to London and the coast.

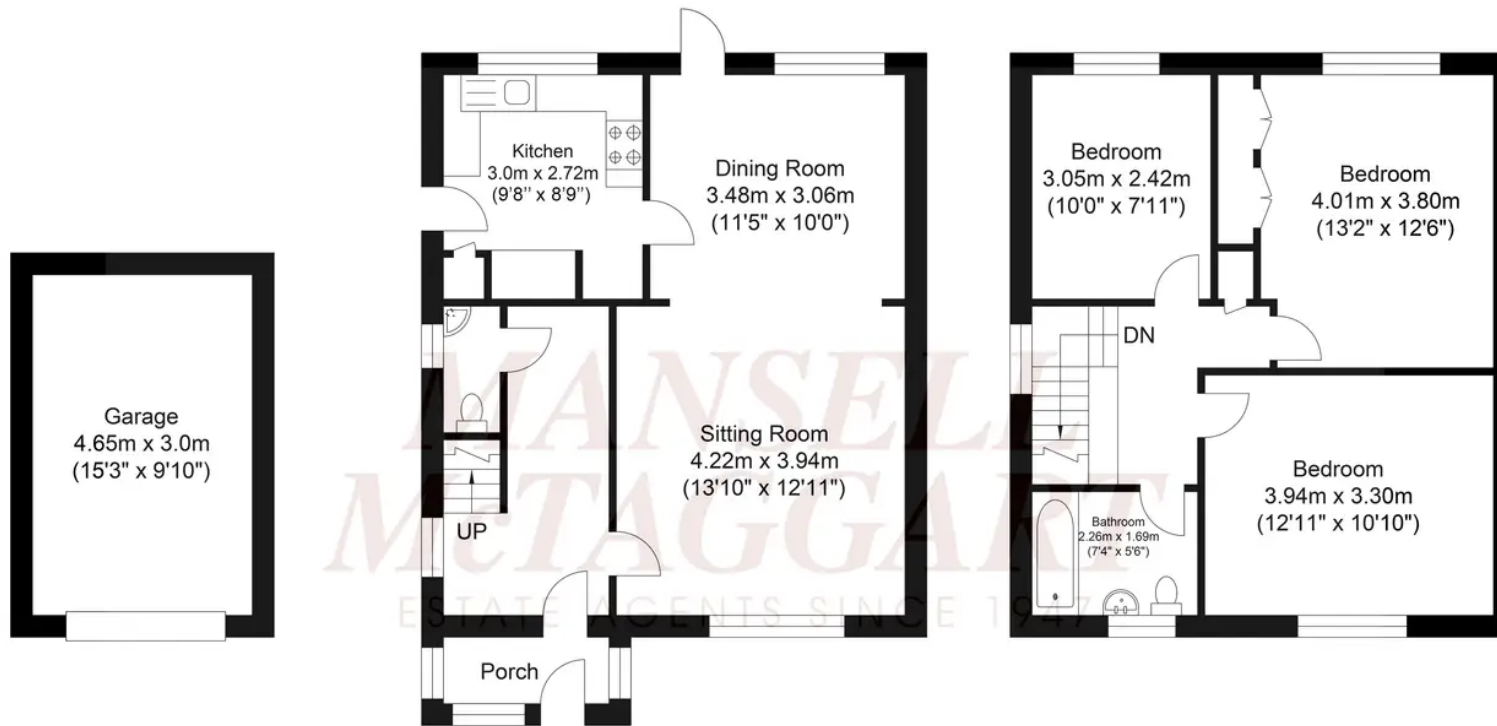


## The location...

The property is located in South Holmwood on the edge of National Trust land and features a surgery, village hall, St Mary Magdalene Church and pre-school. The area is particularly well known for the surrounding countryside which is ideal for walking, riding, and outdoor pursuits. Holmwood sits next to Holmwood common and Leith Hill National Trust areas, part of the Surrey Hills area of outstanding natural beauty. The property is situated about two miles to the south of Dorking town centre. Dorking has a comprehensive range of shopping, educational and recreational amenities and communications are excellent. There is a regular rail service to London (Waterloo and Victoria - 50 mins), with the M25 (junction 9) Leatherhead being about 9 miles distant and accessed via the A24. Dorking's market town centre is a short drive away offering major supermarkets, leisure centres, theatres, cinemas, and main line stations connecting to London Victoria, London Waterloo, and Reading.







Garage  
Approximate Floor Area  
149.61 sq ft  
(13.90 sq m)

Ground Floor  
Approximate Floor Area  
544.76 sq ft  
(50.61 sq m)

First Floor  
Approximate Floor Area  
500.41 sq ft  
(46.49 sq m)



Approximate Gross Internal Area (Excluding Garage) = 97.10 sq m / 1045.17 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Horsham

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