



Old Barn Drive

Capel, Dorking

£895,000

Property Features

- DETACHED BUNGALOW
- FOUR BEDROOMS
- LANDSCAPED GARDEN
- WORKSHOP
- MASTER BEDROOM WITH ENSUITE
- DOUBLE GARAGE AND PRIVATE DRIVEWAY
- CENTRE OF CAPEL VILLAGE LOCATION
- FAMILY BATHROOM
- 20 FT SITTING ROOM
- WALKING DISTANCE TO CAPEL CHURCH, LOCAL SCHOOL, PUBLIC HOUSE AND RECREATIONAL GROUND



Full Description

A very attractive, four bedroom, two reception room detached bungalow set within a small cul-de-sac in the sought after village of Capel. With manicured gardens, workshop and driveway with ample parking, this property has been a well-loved home for many years.

Stepping into the hallway, this property instantly gives you a real sense of warmth and character. To the left is the dual aspect sitting room which is an impressive 20x12 ft and benefits from a light and airy feel thanks to the large bay window which overlooks the manicured front lawn. With feature fireplace, original windows and sliding patio doors which lead out to the picturesque garden, this room is a wonderful space to relax and socialise with friends and family. Next is the dining room which has plenty of space for a dining table and chairs and additional furniture and overlooks the garden. The kitchen is a generous size and benefits from a good number of base and eye level wooden units, worktop space, gas hob and eye level cooker/grill as well as room for freestanding appliances. There is also a useful door leading out to the rear garden.

The sleeping accommodation is situated to the right of the property, with three double bedrooms, the master bedroom boasts a large ensuite bathroom with freestanding shower. Built-in wardrobes sit either side of the bed which provide versatile storage solutions. This room is wonderfully bright thanks to the large front aspect window. Bedroom two and three are good sized doubles with freestanding wardrobes and plenty of space for additional furniture while bedroom four is set up as a study by the current owners but could be utilised as a single bedroom once again. A useful cloakroom and hallway storage finish off the accommodation.

Outside

To the front of the property is a large manicured garden which is laid mostly to lawn with mature hedging creating privacy from the neighbouring property. The large driveway provides space for multiple cars and leads to the double garage with twin up and over doors. To the rear of the property, gated side entry provides access to the brick workshop, which formed part of the original farm buildings and could be used as a home office/gym. In addition there is a summer house and picturesque garden which is mostly laid to lawn with a patio area which can be accessed from the sitting room.

Location

Capel Village offers a selection of shops, public house, village school, doctors' surgery and church. The village cricket club and recreational grounds are a short walk away. Ockley village is just 1 mile away, offering a popular farm shop, public houses, sports clubs as well as a train station with direct services to London Victoria. For more comprehensive shopping and recreational facilities, the major shopping centres of Dorking and Horsham are 7 miles equidistant in opposite directions, both easily accessible via the A24. They also have mainline stations to London Waterloo and London Victoria respectively. The general area around Dorking and Capel is famous for its outstanding natural beauty offering many fine country walks - perfect for walking and riding enthusiasts. The property is also within a short drive from Gatwick Airport and the M25 is easily accessed from Leatherhead or Reigate easily accessing Heathrow Airport.

VIEWING - Strictly by appointment through Seymours Estate Agents, 62 South Street, Dorking, RH4 2HD.

FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

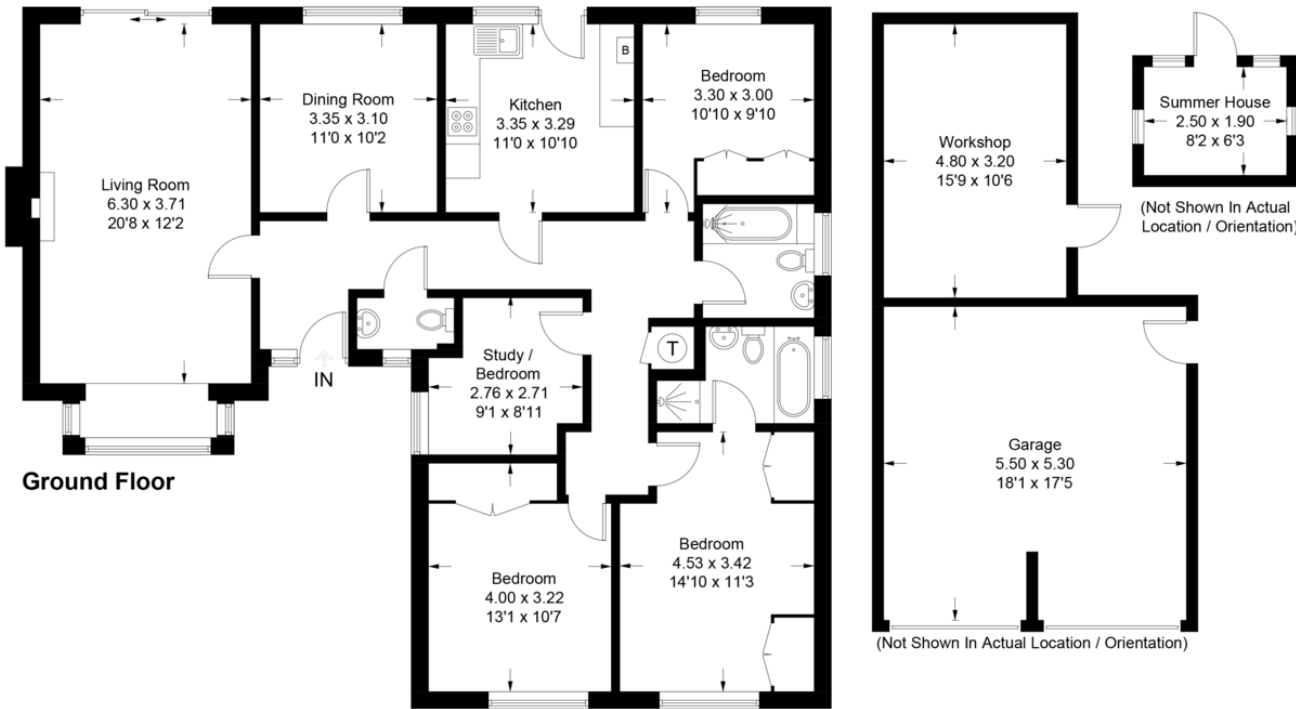
MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract





Old Barn Drive, RH5

Approximate Gross Internal Area = 122.9 sq m / 1323 sq ft
 Outbuildings = 49.7 sq m / 535 sq ft
 Total = 172.6 sq m / 1858 sq ft



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 any decisions reliant upon them. (ID998475)



COUNCIL TAX BAND

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TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

