



## Beare Green Cottages, Horsham Road

OIEO £550,000

- THREE BEDROOM HOME
- PERIOD PROPERTY
- VAULTED KITCHEN WITH BIFOLD DOORS
- FAMILY BATHROOM & SEPARATE SHOWER ROOM

- OPEN FIREPLACE
- PRIVATE REAR GARDEN
- OFF STREET PARKING
- OPPOSITE PRETTY VILLAGE GREEN

- EPC Rating '65'
- WITHIN WALKING DISTANCE OF LOCAL AMENITIES IN BEARE GREEN
  - MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



This charmingly presented, generously sized three-bedroom semi-detached residence boasts a delightful enclosed rear garden and a picturesque view of the village Green. Conveniently located within walking distance of local amenities, including Holmwood train station and the nearby school, it offers a perfect blend of period charm and contemporary style.

Inside, the property features a flexible layout, allowing for potential conversion of the loft into an additional bedroom, as seen in neighbouring properties. Upon entering through the front door, you are greeted by the dining room, which serves as a hub connecting all ground floor areas. A cosy front aspect sitting room features an open fireplace with exposed bricks surround and benefits from pretty views of the village Green. Along the hallway you will find a family bathroom with a three-piece suite, a separate shower room, and a convenient utility room. A modern vaulted kitchen/living room lies beyond, which has been created to be the 'hub' of the home, featuring a range of base and eye-level units complemented by ample wooden worktops. The kitchen is equipped with built-in appliances, including a Rangemaster cooker and hood, as well as a dishwasher. Bright and airy, the sitting area opens up to the garden through wall-to-wall bifold doors.

Stairs lead up to the first floor, granting access to the bedrooms and loft space. The spacious master bedroom boasts built-in wardrobes and a front-facing view overlooking the green. The second bedroom also includes fitted wardrobes and connects directly to the third bedroom, which could serve as a home office if required.

#### Outside

At the front, there is room to accommodate two vehicles and a gate offers convenient side access to the rear garden. The expansive garden is predominantly laid to lawn, bordered by mature plants and hedging and includes a section of hard standing with a shed ideal for storing gardening tools and equipment.

#### Utilities & Council Tax

The property falls under Council Tax Band D. The property is connected to mains drains, water, gas and electricity. The internet connection is FTTC.

#### Location

The property is set on the southern side of the village of Beare Green, overlooking the village Green, with the local school just a short distance away. The village of Beare Green offers everything for day to day needs with a range of shops, cafe, village hall, school and recreation ground. For more comprehensive shopping and recreational facilities the major shopping centres of Dorking and Haslemere are conveniently accessed via the A24. The A24 giving access to not only the South Coast but the M25 and the national motorway network, whilst Gatwick is only 10 miles away. For the commuter, Holmwood train station is within walking distance, Dorking (3.5 miles) and the Gatwick Express provides rail services to London Victoria, London Waterloo and London Bridge. Beare Green lies to the south of the Surrey Hills providing some of the finest walking and riding countryside in the county.

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

**FIXTURES & FITTINGS** - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

**MISREPRESENTATION ACT** - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.



## Beare Green Cottages, RH5

Approximate Gross Internal Area = 98.7 sq m / 1062 sq ft  
 Shed = 6.1 sq m / 66 sq ft  
 Total = 104.8 sq m / 1128 sq ft

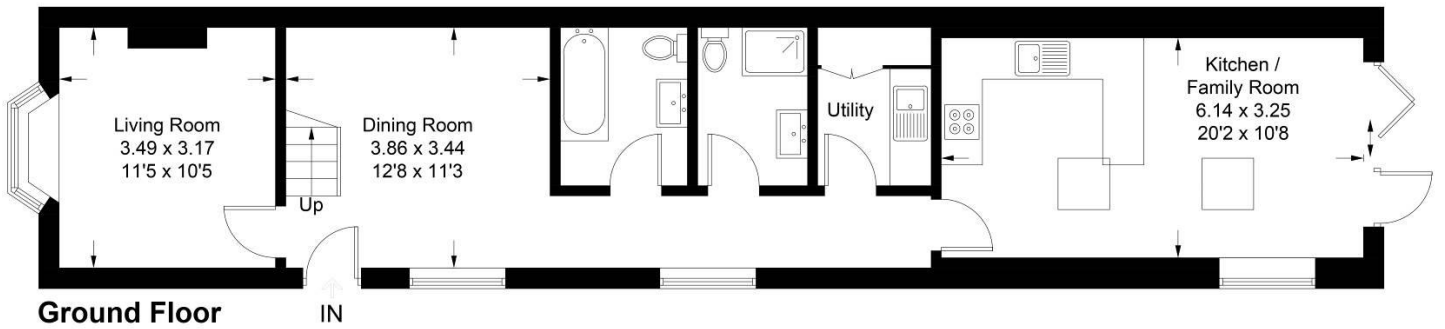
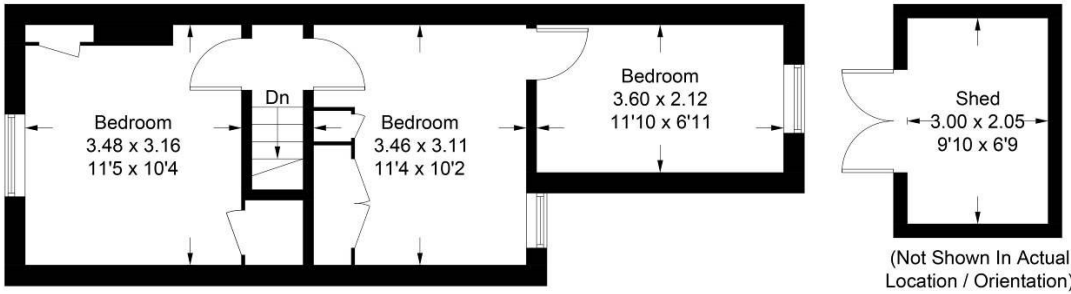


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1067524)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band D

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

Cummins House, 62 South Street, Dorking, Surrey, RH4 2HD

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