



Norfolk Road, Holmwood

Guide Price £475,000

EPC Rating '57'

- THREE BEDROOMS
- DETACHED HOUSE
- BRIGHT & SPACIOUS ACCOMMODATION
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- WONDERFUL VIEWS OF REDLANDS WOOD
- LIVING ROOM
- PRIVATE FRONT & REAR GARDENS
- CLOSE TO HOLMWOOD COMMON
- SHORT DRIVE TO DORKING TOWN CENTRE



An attractively presented detached three-bedroom property, providing bright and spacious living spaces, along with front and rear gardens. Located on the popular Norfolk Road, overlooking and on the edge of National Trust common land, conveniently on the outskirts of Dorking and all of the amenities the town has to offer.

This delightful property starts in the entrance hallway which leads to the well-proportioned sitting room with feature fireplace fitted with log burner and large windows creating a lovely bright entertaining space. Opposite the hallway is the thoughtfully arranged kitchen, featuring plenty of base and eye-level units, wooden countertops, an integrated induction hob/cooker and room for a standalone dishwasher. A dedicated space for a dining table and chairs makes this the real 'heart of the home'. There is a useful understairs laundry cupboard with plumbing for a washing machine and tumble drier as well as additional space for storage. Steps lead down to the family bathroom which has been fitted with a stylish white suite including a bath and overhead shower, tiled for a clean and practical feel. There is also convenient rear access out to the garden.

Stairs rise to the first floor, granting access to the bedrooms and loft access. The second bedroom overlooks the charming local church and offers ample space measuring 13'3ft x 12'5ft, being able to accommodate a superking-size bed and additional furnishings. The sizable primary bedroom includes a substantial built-in wardrobe and connects to an adjoining single bedroom, enjoying views of the garden and Redlands Wood beyond.

Garden & exterior

The gardens are yet another wonderful feature to this house, which has been designed to be easy to maintain. At the front is a low maintenance, fence enclosed, shingled garden which has been planted with roses and leads down the side of the property. The rear garden has been split into three zones, beginning with a patio area which spans the width of the house and includes a brick BBQ, perfect for entertaining friends and family. There is an area of lawn, bordered by shrubs and plants which leads down to a large workshop.

Workshop – 15'1ft x 7'9ft

Currently used as storage for garden tools and bikes but could be utilised as a home office.

Council Tax & Utilities

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

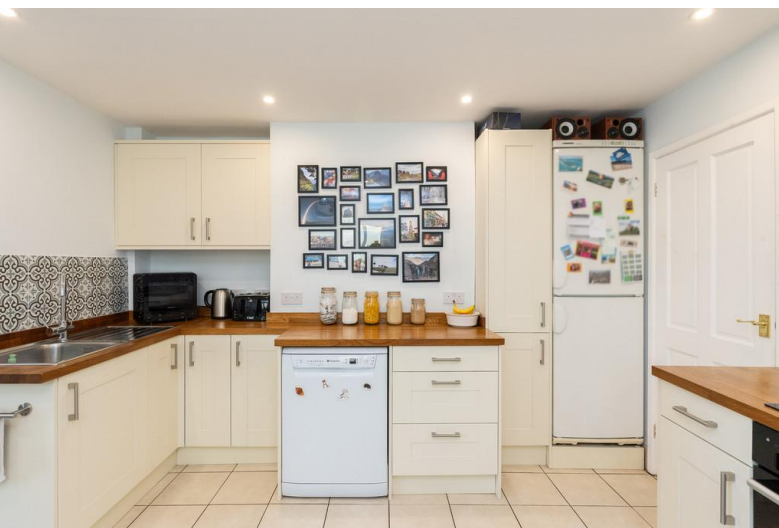
Location

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.

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

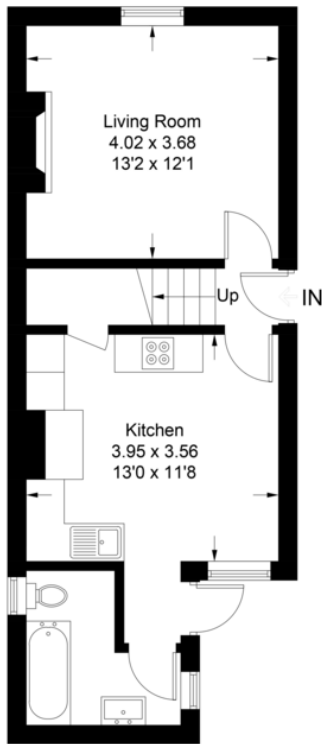
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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

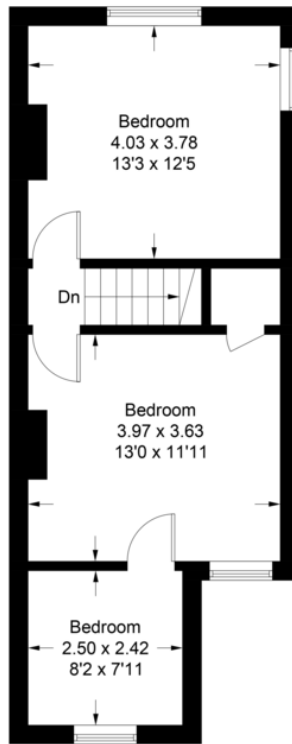


Norfolk Road, RH5

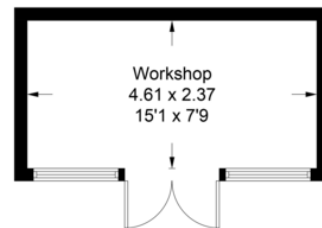
Approximate Gross Internal Area = 81 sq m / 872 sq ft
 Workshop = 10.8 sq m / 116 sq ft
 Total = 91.8 sq m / 988 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID1069702)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 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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 01306 776674



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.