

## Horsham Road, Holmwood

OIEO £299,950

EPC Rating '53'

- SPLIT LEVEL MAISONETTE
- TWO/THREE BEDROOMS
- 15 X 12 FT LIVING/DINING ROOM
- OFF ROAD PARKING
- STYLISH BATHROOM
- CLOSE TO STUNNING COUNTRYSIDE
- MODERN KITCHEN WITH LARDER
- VIEWS OUT ACROSS REDLANDS WOOD
- UPDATED BATHROOM
- SHORT DRIVE TO DORKING TOWN CENTRE



A delightful 2/3 bedroom property located in the village of South Holmwood, offering a comfortable and versatile layout across two floors, providing off road parking and stunning, unspoilt views across Redlands Wood.

The property benefits from its own private door which leads into an entrance hallway and stairs to the 2nd floor. The living accommodation starts with a generous sitting/dining room providing ample space for all furniture including dining table. From here, a door leads into the well-proportioned kitchen which is equipped with a range of base and eye level cabinets, complemented by wooden worktops, gas hob and oven, with space for all the usual appliances. Looking out across Redlands Wood, this room is wonderfully light and airy, with the added benefit of a floor to ceiling larder for small household items. Finishing the first floor is a modern bathroom, fitted with a bath and overhead shower, complemented by floor to ceiling modern tiling.

Rising to the 2nd floor, you will find a generous sized double bedroom, with space for freestanding furniture as well as two further single bedrooms which could be utilised as a further reception room or a home office.

#### Outside

The property comes with historical off-road parking located at the front of the property – the land in front is owned by National Trust.

#### Council Tax & Utilities

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

#### Share of Freehold

This property is share of freehold with the ground floor flat with 110 years remaining on the lease. There is no regular service charge however the current buildings insurance is £228 per annum. Any work which is required on the building is shared with the ground floor flat, shared 60/40 with this property contributing 60% towards any repairs.

#### Location

Laburnum Cottage is situated in the quiet Surrey Hills village of South Holmwood, just on the edge of National Trust land and approximately two miles to the south of Dorking town centre. Dorking has a comprehensive range of shopping, educational and recreational amenities and communications are excellent. For more a more extensive range of shopping and recreational facilities, the major shopping centre in Horsham is 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 10 minutes walking distance, Dorking (3.5 miles) and the Gatwick Express provides rail services to London Victoria, London Waterloo, and London Bridge. The property lies to the south of the Surrey Hills providing some of the finest walking and riding countryside in the county, including backing onto the breath-taking Redlands Woods where you can walk to the popular Coldharbour pub The Plough.

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

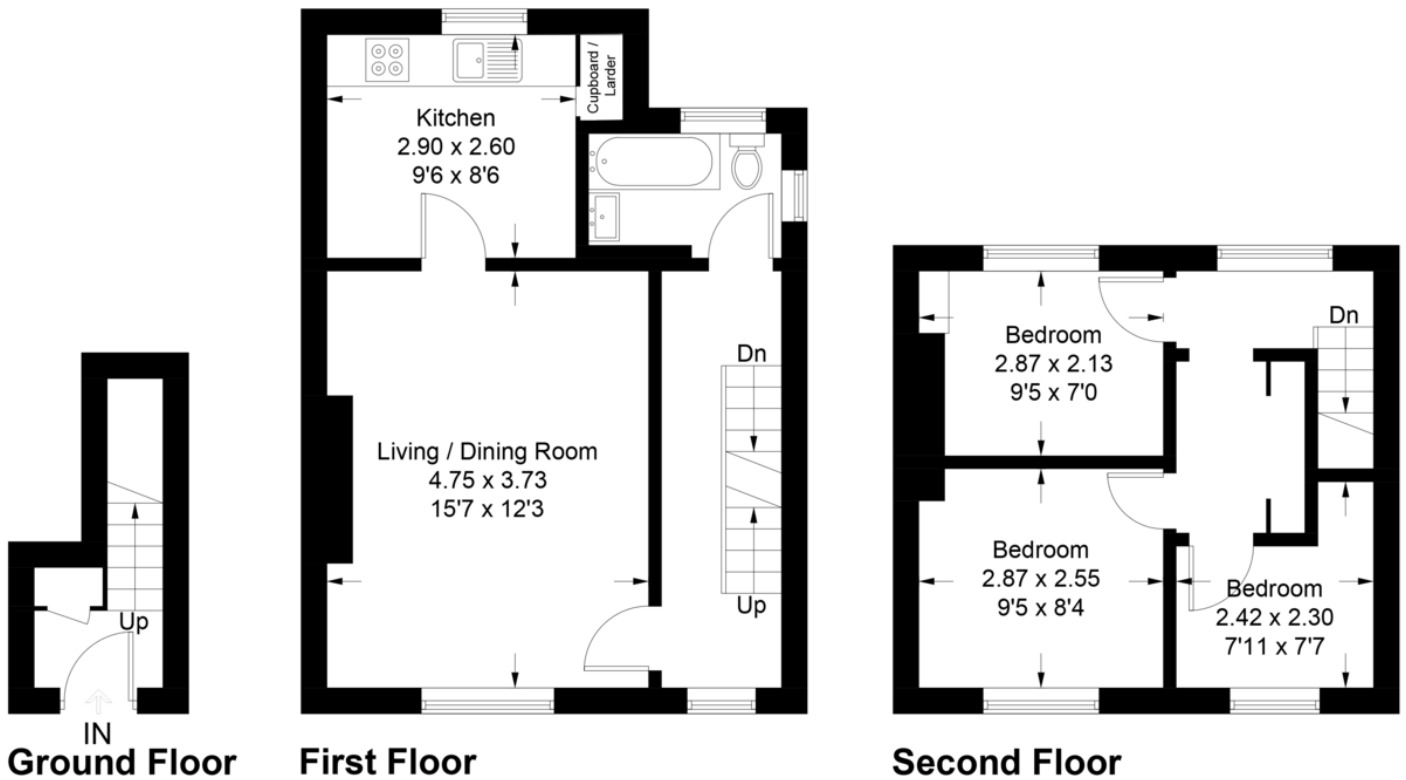
**FIXTURES & FITTINGS** - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

**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.



## Horsham Road, RH5

Approximate Gross Internal Area = 67.5 sq m / 726 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. (ID1038222)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	53 E	
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band C

### TENURE

Share of Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

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