



Horsham Road

Mid Holmwood

**Guide Price £1,150,000**

## Property Features

- SUBSTANTIAL PERIOD HOME
- FIVE/SIX BEDROOMS
- EXPANSIVE GARDENS WITH BEAUTIFUL VIEWS
- SELF CONTAINED ANNEXE
- PERIOD FEATURES
- IMPRESSIVE 25FT SITTING ROOM
- LARGE GARAGE WITH SPACE FOR FOUR VEHICLES
- LARGE DRIVEWAY FOR ADDITIONAL PARKING
- WITHIN A SHORT DRIVE OF DORKING TOWN CENTRE
- MILES OF STUNNING COUNTRYSIDE WALKS ON YOUR DOORSTEP



# Full Description

A beautifully appointed 5/6 bedroom, attached period property, which has been thoughtfully extended to offer a harmonious blend of traditional character and modern functionality. Boasting an overall plot approaching two thirds of an acre of well-manicured gardens, detached garage and captivating views towards Redlands Wood, this charming home stands out for its individuality and must be seen to be fully appreciated.

The property begins in the original entrance lobby, which has been fitted with built-in cupboards for coats and shoes and provides access to the first two reception rooms. The front aspect dining-room provides the perfect space to entertain with ample room for a grand dining table and chairs and features a charming brick fireplace, wooden flooring and views across the front garden. The second reception room, which is a versatile space, has been set up by the current owners as a media room, but would also make an ideal playroom or additional bedroom if desired. Next is a central reception room which forms part of the original building and connects the rear aspect living accommodation. Boasting a beautiful open fireplace and views of the wooden mezzanine level above, this room is full of character. From here you can access the study which includes an eye-catching, built-in fish aquarium, as well as views over the garden, creating a calm and serene space. Next is the impressive open plan sitting/dining room, which is large enough for comfortable seating as well as a large dining table and chairs. A large roof lantern bathes the space in natural light whilst the bi-fold sliding doors, which span the entire width of the rear wall, seamlessly connect the garden to the inside space. Contemporary tiling, complemented by underfloor heating provides modern comfort whilst floor to ceiling built-in cupboards provide additional storage. A side door provides further access out to the garden and a downstairs cloakroom provides added convenience.

Finishing off the ground floor accommodation is the traditional kitchen/breakfast room which features original beams, a range of fitted cabinets, a double butler sink and space for freestanding appliances. To the side is a large breakfast bar, ideal for busy mornings and plenty of room for additional furniture if desired.

Stairs rise to the first-floor landing which has been fitted with floor to ceiling storage cupboards and provides access to the loft. The generous main bedroom, located to the rear of the property, offers plenty of space for bedroom furniture and impresses with a large walk-in wardrobe and en-suite shower room, fitted with 'his and hers' sinks and a large walk-in shower. French doors open out to a Juliette balcony offering far reaching views over the rear garden.

Bedroom two is another generous double, located to the front of the property and includes two built-in wardrobes, whilst bedroom three is another double, with space for freestanding furniture and views out. Bedrooms four and five are both single rooms with the added benefit of an adjoining dressing room. The family bathroom services all of the upstairs bedrooms and offers a white three-piece suite, including a panelled bath, with overhead shower and a double cupboard for convenient storage.

## Annexe

To the rear of the property is an annexe, which benefits from its own private access. There is an extensive reception room which leads into a second reception area which with some work, could be converted into a kitchen. At the rear is the bathroom/utility which offers a panelled bath, with shower above, with the provisions for laundry appliances. Stairs rise to the first-floor double bedroom, which is set up by the current owners as a home office and enjoys wonderful views over the beautiful private rear garden and Redlands Wood.

## Outside

The stunning rear garden, offering an extremely private and secluded area, comprises of an extensive patio lawn garden. The full width patio is the ideal spot for outdoor entertaining and connects seamlessly to the sitting/dining room. Towards the foot of the garden is a shed, with handy storage space for garden equipment.

## Driveway & Garage

The property benefits from a quadruple garage measuring 33'10x20'4, fitted with power with the addition of parking for six cars on the driveway, located to the side of the property.

## Location

Rosewood Cottage is positioned on the edge of National Trust land, 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. 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.

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

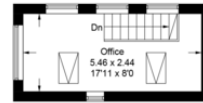
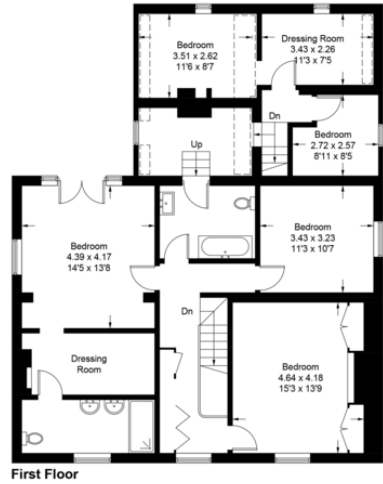
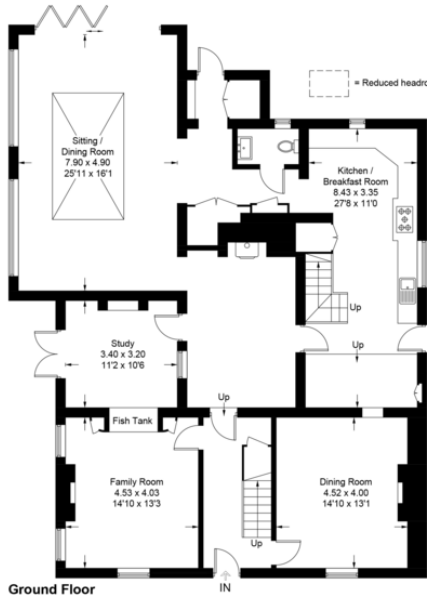
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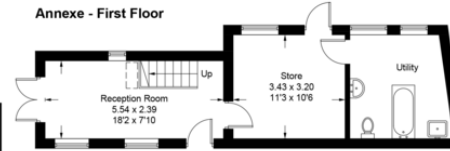


# Horsham Road, RH5

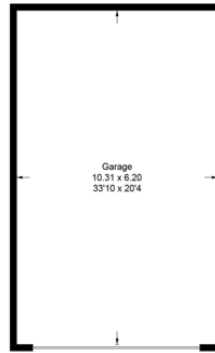
Approximate Gross Internal Area = 293.7 sq m / 3161 sq ft  
 Annexe = 48.3 sq m / 520 sq ft  
 Garage = 63.9 sq m / 688 sq ft  
 Reduced Headroom = 5.7 sq m / 61 sq ft  
 Total = 411.6 sq m / 4430 sq ft



Annexe - First Floor



Annexe - Ground Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1092708)



## COUNCIL TAX BAND

F

## TENURE

Freehold

## LOCAL AUTHORITY

Mole Valley District Council

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

## CONTACT

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

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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 are 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

