



## Norfolk Lane, Mid Holmwood

Guide Price £650,000

EPC Rating '55'

- FOUR BEDROOMS
- DETACHED FAMILY HOME
- ACCOMMODATION ACROSS THREE FLOORS
- NATIONAL TRUST WOODLAND ON YOUR DOORSTEP
- DELIGHTFUL REAR GARDEN
- OFF ROAD PARKING
- DOUBLE GARAGE
- OUTBUILDING
- SHORT DRIVE TO HOLMWOOD STATION
- CONVERTED LOFT ROOM





A wonderful Victorian detached family home with over 2700 sq ft of well-presented accommodation, located overlooking and on the edge of National Trust common land just on the outskirts of Dorking. With four double bedrooms, two bathrooms, two generous reception rooms, double garage, outbuildings and a lovely rear garden, this house has been a well loved family home for 40 years.

This delightful property starts in the spacious entrance hall leading to all key rooms and stairs leading up to the first floor. The first reception room is an impressive 26'5 X 12'6 double aspect sitting room with three large windows creating a lovely bright entertaining space and has room for all your furniture. Across the hallway is a large front aspect dining room. At the rear of the property is the well laid out kitchen with ample base and eye level units, worktops, space for all of the expected appliances as well as a larder. There is a rear hallway with lots of space for coats and wellies plus a useful cloakroom and door out to the garden.

On the 1st floor, there are four bedrooms. All are good sized doubles and there is also the large family bathroom with white suite. A further staircase leads to an impressive 21'0 x 10'4 sq ft part converted loft with Velux windows – this is a wonderful bonus space that could be used as a study or occasional bedroom.

#### Garden & exterior

The gardens are yet another wonderful feature to this house, which has been designed to be elegant yet easy to maintain. At the front is a low maintenance slate shingled garden overlooking the common. A driveway to the side, with room for several cars, leads to the back of the house.

The rear garden has again been designed and landscaped to be low maintenance, and is mostly patio with established raised flower beds with mature shrubs and an attractive gravel pathway. Directly from the kitchen/breakfast room is the charming patio area providing the perfect area for summer soirées or al fresco dining in the warmer months. There is a large potting shed/workshop with power and lighting – with some work this could potentially be converted to a summer house or garden office.

#### Double garage 23'0 x 16'9 sq ft

At the rear of the driveway there is a detached double garage with power and lighting as well as a separate space used as a utility room with extra fridge/freezers.

#### Location

The property is on the edge of National Trust land and 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. 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.

- This property is council tax band G.

**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.





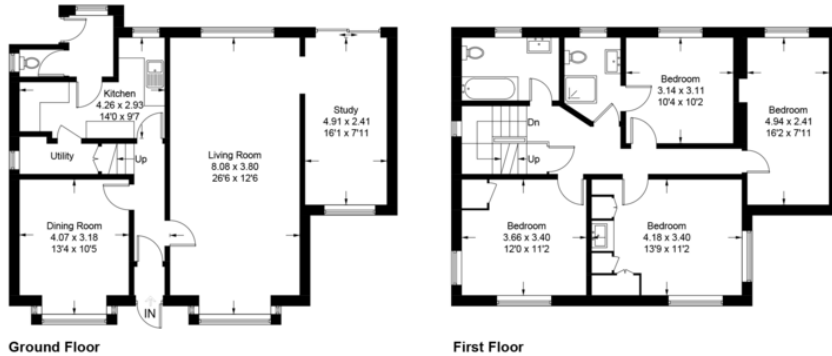
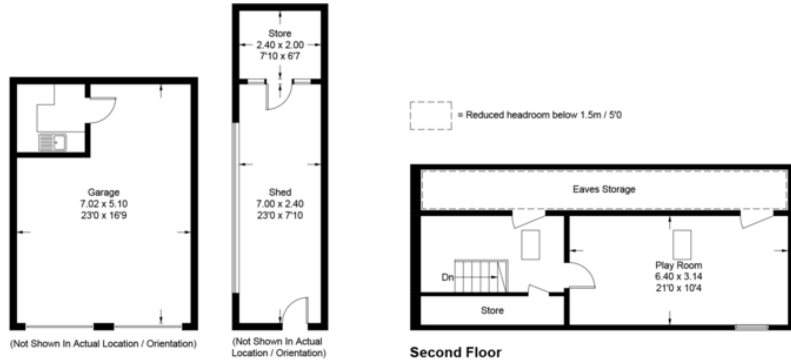
## Norfolk Lane, RH5

Approximate Gross Internal Area = 187.9 sq m / 2022 sq ft  
(Excluding Eaves Storage)

Eaves Storage = 12.9 sq m / 139 sq ft

Garage / Store / Shed = 57.7 sq m / 621 sq ft

Total = 258.5 sq m / 2782 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. (ID876009)

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

### COUNCIL TAX BAND

Tax Band G

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

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