



Vicarage Lane, Capel

Guide Price £700,000

Property Features

- FOUR BEDROOM SEMI DETACHED HOUSE
- 1590 SQ/FT IN TOTAL
- SPACIOUS OPEN PLAN DINING/FAMILY ROOM
- DOWNSTAIRS CLOAKROOM
- POTENTIAL TO EXTEND ON THE SIDE AND INTO THE LOFT STPP
- LARGE DRIVEWAY FOR SEVERAL VEHICLES
- SUBSTANTIAL REAR GARDEN
- FARMHOUSE STYLE KITCHEN WITH AGA
- WALKING DISTANCE TO CAPEL RECREATIONAL GROUND
- CLOSE TO MILES OF OPEN COUNTRYSIDE



Full Description

A substantial four-bedroom, semi-detached family home offering 1590 sq/ft of versatile living accommodation, large driveway and generous, South facing garden. Located in the semi-rural village of Capel, within easy reach of the village amenities this wonderful family home now offers its new owners plenty of potential to reconfigure and extend STPP.

The property begins in the spacious entrance hall with built-in cloakroom for creating a clutter free welcome. The front aspect dining room includes a feature fireplace and ample space for a family sized dining table and chairs. Next is the living/family room which serves as the real heart of the home and allows for various activities to take place simultaneously. There are several built-in cupboards for useful additional storage as well as French doors which lead out to the garden, allowing plenty of natural light to fill the room. The dual aspect farmhouse style kitchen is another fabulous space, fitted with traditional cabinets, complemented by ample worktop space and 13-amp electric Aga converted with an electric kit, which makes a real statement. There is a fully integrated dishwasher and room for additional freestanding appliances. A central island and pantry cupboard provide smart storage and further enhances the kitchen's functionality. Finishing off the ground floor is the useful cloakroom which with some reconfiguration with the adjacent storage cupboard, could be transformed into a compact shower room with W/C.

Stairs rise to the first-floor landing which leads to three well-proportioned double bedrooms, two with built-in storage and all benefitting from wonderful views. Bedroom four is a single room and currently utilised as a home office and featuring a built-in wardrobe. Servicing the bedrooms is the family bathroom, fitted with a bath, overhead shower and white suite.

Another added benefit to this property is the potential to extend above the single storey extension as well up into the loft, both STPP.

Outside

To the front of the property is a large driveway for multiple vehicles with gated access to the rear garden. The South facing rear garden is a particular feature of this property, with a large area of patio which spans the width of the property, creating the ideal spot for a table and chairs. There is a generous area of level lawn with several raised beds and a wood-framed greenhouse located to the edge of the garden, ideal for those who enjoy growing your own fruit and vegetables. A recently laid area of decking provides an additional seating area to enjoy the surroundings. At the bottom of the garden, there is a shed with power, perfect for storing garden tools and essentials.

Council Tax Band and Utilities

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

Location

Capel Village offers a selection of shops, public house, village school, doctors' surgery and church. The village cricket club and recreational grounds are a short walk away. Ockley village is just 1 mile away, offering a popular farm shop, public houses, sports clubs as well as a train station with direct services to London Victoria. For more comprehensive shopping and recreational facilities, the major shopping centres of Dorking and Horsham are 7 miles equidistant in opposite directions, both easily accessible via the A24. They also have mainline stations to London Waterloo and London Victoria respectively. The general area around Dorking and Capel is famous for its outstanding natural beauty offering many fine country walks - perfect for walking and riding enthusiasts. The property is also within a short drive from Gatwick Airport and the M25 is easily accessed from Leatherhead or Reigate easily accessing Heathrow Airport.

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

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

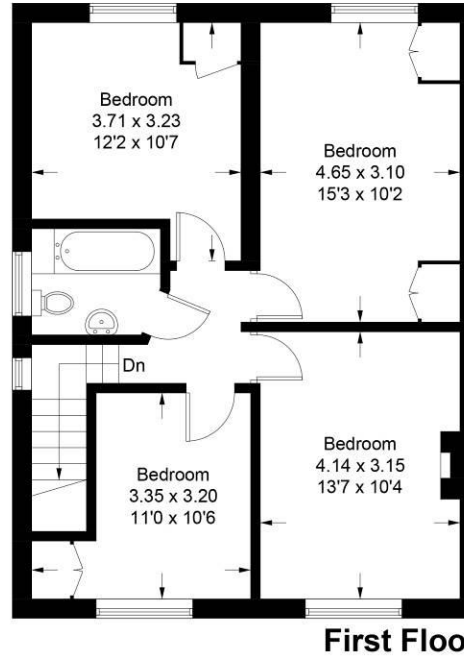
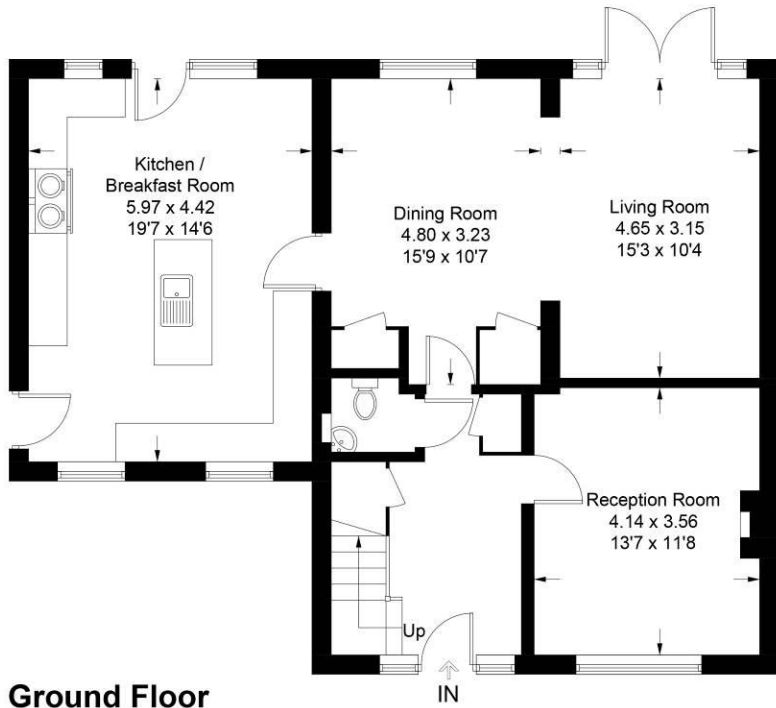
MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract. All measurements are approximate. Potential buyers are advised to recheck the measurements.





Vicarage Lane, RH5

Approximate Gross Internal Area = 147.7 sq m / 1590 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. (ID1122965)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

E

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