



## Spook Hill

North Holmwood, Dorking, RH5 4JP

**Guide Price £600,000**

### Property Features

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- ATTACHED HOUSE
- THREE DOUBLE BEDROOMS
- SPACIOUS BATHROOM
- KITCHEN WITH SEPERATE UTILITY ROOM
- PRETTY REAR GARDEN
- OFF ROAD PARKING FOR TWO CARS
- 1<sup>st</sup> FLOOR BATHROOM & GROUND FLOOR SHOWER ROOM
- POTENTIAL TO MODERNISE THROUGHOUT
- CLOSE TO LOCAL SHOPS
- SHORT DRIVE TO DORKING TOWN CENTRE



# Full Description

**\*NO ONWARD CHAIN\*** A charming three double-bedroom, semi-detached cottage, offering approximately 1500 sq ft of versatile living space, parking, and a delightful garden. Steeped in Victorian history, The School House was once part of a village school and retains many original character features. Conveniently located in the heart of North Holmwood, it's just a short walk from all the amenities the village has to offer.

The property welcomes you through an original front door into the entrance hallway, which provides access to all ground-floor rooms and the staircase to the first floor. The first reception room is a spacious, double-aspect room with bay window overlooking the garden with flexible usage options. The second reception, currently set up as a living room, features a charming fireplace, the unique feature of a covered well and two side window overlooking the front garden. Adjacent to this is the kitchen, equipped with a range of base and eye-level units, worktops, and space for appliances. There is also room for a table and chairs. A doorway leads to the utility room, which has a door to the garden, and a shower room with a toilet.

Upstairs, the landing provides access to all bedrooms, the family bathroom, and a loft hatch. This floor features three double bedrooms, two of which have charming fireplaces and built-in wardrobes. The family bathroom is generously sized and includes a white suite.

## Outside

The garden is a standout feature of this property, wrapping around the home and fully enclosed by fencing. It's divided into two areas: a large patio bordered by mature hedging for added privacy, and an additional patio area perfect for alfresco dining. There is also a handy lean too located at the side of the garden, ideal for storing garden furniture and also outdoor toilet.

## Parking

The property includes an area at the rear for parking one vehicle. Additionally, there is space in the garden that could be converted to create more off-street parking if desired.

## Council Tax & Utilities

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

## Location

North Holmwood offers a local shop with Post Office, village green with pond overlooked by St. John's Church. Dorking town centre is under two miles to the north and offers comprehensive shopping and recreational facilities, as well as a mainline train station (London Victoria and London Waterloo in 54 minutes). There are good road connections to London and the south coast, whilst the M25 motorway (Junction 9) is within 10 miles, giving access to Heathrow Airport. Gatwick Airport lies approximately 10 miles to the south.

**VIEWING** - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 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.



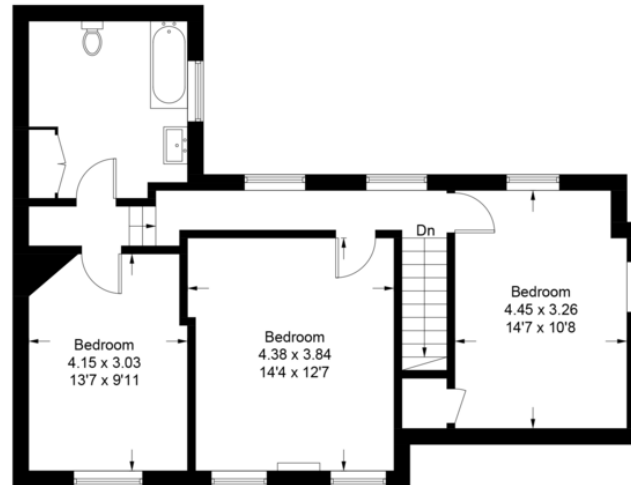


# Spook Hill, RH5

Approximate Gross Internal Area = 139.5 sq m / 1501 sq ft  
(Including External WC)



Ground Floor



First Floor



EPC TBC

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. (ID1125548)

## 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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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

