



## Randall Close

Beare Green, Dorking

**Guide Price £625,000**

### Property Features

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- THREE BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- MAIN BEDROOM WITH ENSUITE SHOWER ROOM
- STUNNING KITCHEN/DINING ROOM WITH DOORS TO THE GARDEN
- PRIVATE WRAP AROUND GARDEN
- ALLOCATED PARKING & VISITOR BAYS
- POTENTIAL TO EXTEND UP INTO THE LOFT STPP
- STYLISH BATHROOM
- CLOSE TO LOVELY COUNTRYSIDE WALKS
- SHORT WALK TO HOLMWOOD TRAIN STATION



# Full Description

An exquisitely presented three-bedroom, end of terraced house with flexible and stylish living space, along with a generously sized wrap around landscaped garden and parking. Randall Close is set in an exclusive development built in 2020, in the semi-rural village of Beare Green, within easy walking distance to the local shops and village amenities.

The property begins in the impressive open plan kitchen/dining room which sets the tone for the properties contemporary style and provides an excellent hub for all the family. The fully integrated kitchen has been finished to a very high standard, fitted with shaker style cabinets, complimented by stylish worktops which wrap round creating a sociable breakfast bar. Each of the integrated appliances have excellent eco ratings, reducing energy and water usage. There is a dedicated space for a dining table and chairs which overlooks the pretty garden with French doors providing access out. The bright and airy living room has plenty of space for comfortable seating and enjoys aspects over the rear garden with wide bi-folding doors helping to seamlessly connect to the outside.

There are three bedrooms on the first floor, including a lovely principle suite with a highly specified ensuite shower room which offers a touch of luxury with floor to ceiling tiling and elegant fixings. Bedroom two is another generous double bedroom with garden views and bedroom three is a large single room also with garden views. The family bathroom is stylish white suite. All of the bedroom windows have been fitted with attractive plantation shutters which offer additional privacy. Another added benefit to this property is the potential to extend up into the loft STPP.

## Outside

Fully fence enclosed rear garden is a standout feature of this home and wraps round the side and back of the property. The garden has two patio areas leading off the kitchen and lounge, creating plenty of spaces to catch the sun and private setting to enjoy all year round. At the front the property has two allocated parking spaces. There is also ample visitor parking.

## Council Tax & 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. There is an annual charge of £446 a year via Sennen property management in respect of the communal areas.

## Location

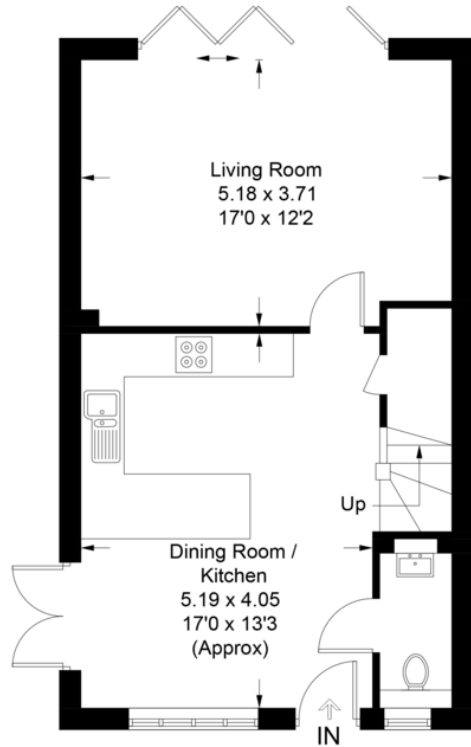
The village of Beare Green offers everything for day to day needs with a range of shops, cafe, village hall, school and recreation ground. For more comprehensive shopping and recreational facilities the major shopping centres of Dorking and Horsham are conveniently accessed via the A24. The A24 giving 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 walking distance, Dorking (3.5 miles) and the Gatwick Express provides rail services to London Victoria, London Waterloo and London



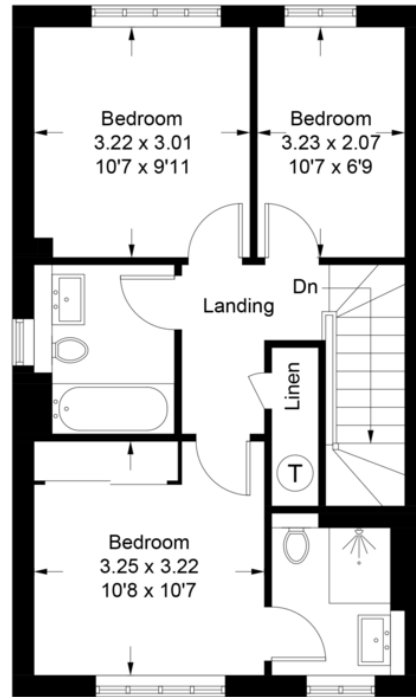


# Randall Close, RH5

Approximate Gross Internal Area = 93.6 sq m / 1007 sq ft



**Ground Floor**



**First Floor**

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. (ID1135075)

**COUNCIL TAX BAND E**

**TENURE Freehold**

**LOCAL AUTHORITY**  
Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**CONTACT**

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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 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

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

