



## Markham Road, Capel

- ONE DOUBLE BEDROOM
- SPACIOUS BATHROOM
- LARGE OPEN PLAN KITCHEN/LIVING ROOM
- WITHIN A 5 MINUTE DRIVE FROM OCKLEY TRAIN STATION
- VILLAGE LOCATION, WITHIN A SHORT WALK OF THE LOCAL CAPEL AMENITIES
- REAR GARDEN WITH LOVELY VIEWS
- MODERN KITCHEN
- PRIVATE OFF-STREET PARKING

Guide Price £279,950

EPC Rating 67

- BRIGHT AND SPACIOUS ACCOMMODATION
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP





Nestled in a tranquil cul-de-sac in the heart of Capel village, this charming one bedroom home offers an inviting and versatile living space, perfect for a variety of buyers. Boasting a private garden with lovely views and versatile living space, this property offers a semi-rural location with easy access to both Horsham and Dorking.

Upon entering through the front door, you are welcomed into a generously proportioned living room, bathed in natural light from its dual aspect. This bright and airy space offers room for comfortable seating and flows effortlessly into the open-plan kitchen, featuring a range of traditional base and eye-level units, worktops and space for all the essential appliances. The adjoining dining area comfortably accommodates a large table and chairs, making it ideal for entertaining family and friends.

Stairs rise from the living room to the first-floor landing, which grants access to the main bedroom which is a spacious double with fitted wardrobes and a pleasant front aspect. The bathroom is fitted with a modern three-piece suite including bath with wall mounted shower and storage cupboard for toiletries.

#### Outside & Parking

A pathway leads to the front door, with a gate providing access to the separate rear garden. Designed for ease of maintenance, the garden features a generous area of lawn with lovely views across fields as well as an area of patio, ideal for a table and chairs.

Private off-street parking is located to the side of the property, offering space for one vehicle. Additional parking for visitors or extra vehicles is available on the street.

#### Location

Capel village offers a range of local amenities, including shops, a public house, a village school, a doctors' surgery, and a church. The village cricket club and recreational grounds are within walking distance. Just one mile away, Ockley village provides a popular farm shop, additional public houses, sports clubs, and a train station with direct services to London Victoria. For more extensive shopping and leisure facilities, the major towns of Dorking and Horsham are equidistant at seven miles in opposite directions, both easily accessible via the A24. These towns also provide mainline stations to London Waterloo and London Victoria, respectively. The surrounding countryside is renowned for its outstanding natural beauty, offering numerous scenic walks, making it a haven for walking and riding enthusiasts. The property is also within easy reach of Gatwick Airport, and the M25 is accessible via Leatherhead or Reigate, providing convenient connections to Heathrow Airport.

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

**Agents Note:** These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

#### COUNCIL TAX BAND

Tax Band C

#### TENURE

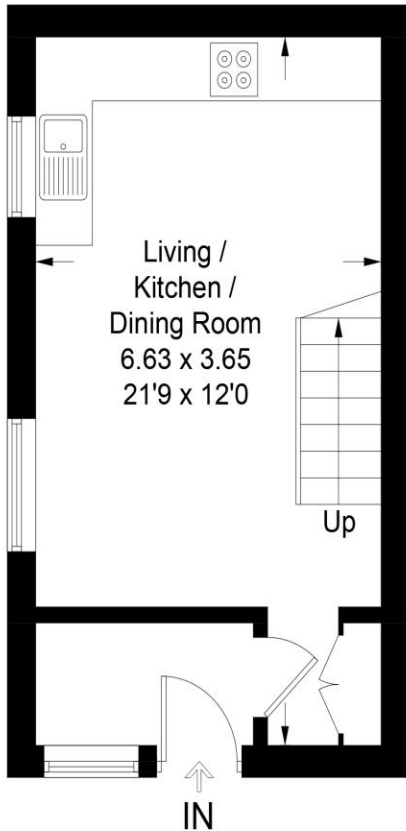
Freehold

#### LOCAL AUTHORITY

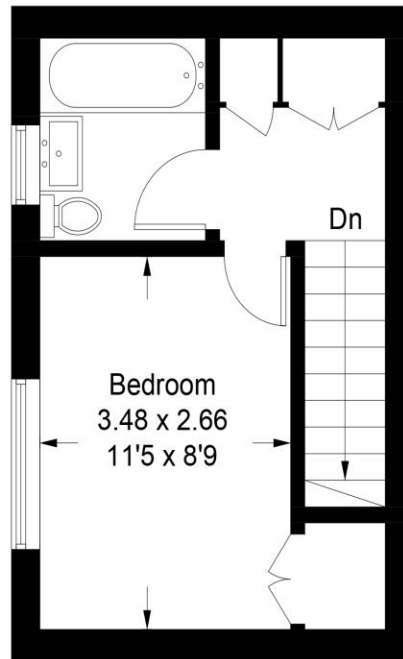
Mole Valley District Council

## Markham Road, RH5

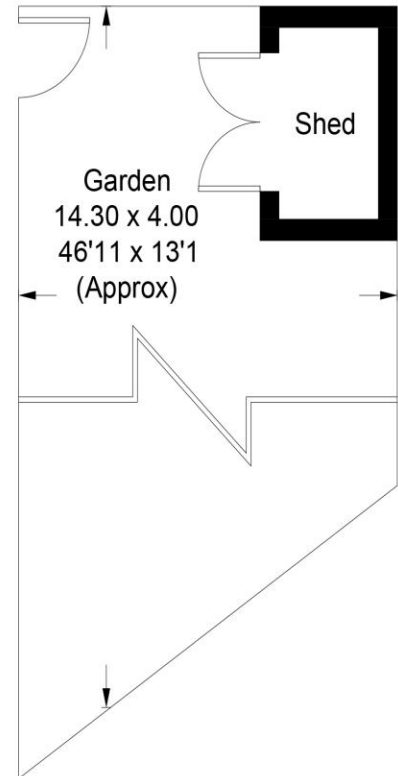
Approximate Gross Internal Area = 44.7 sq m / 481 sq ft  
(Excluding Shed)



**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. (ID1172921)

### CONTACT

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RH4 2HD

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