



Bennetts Wood

Capel

Offers In Excess Of £425,000

Property Features

- NO ONWARD CHAIN
- TWO BEDROOMS
- BEAUTIFULLY RENOVATED THROUGHOUT
- SPACIOUS OPEN PLAN LIVING/DINING ROOM WITH LOG BURNER
- CONTEMPORARY KITCHEN WITH NEFF INTEGRATED APPLIANCES
- FRONT & REAR GARDENS WITH LOG STORE & WORKSHOP
- STYLISH BATHROOM
- QUIET CUL DE SAC LOCATION
- DRIVEWAY PARKING
- SHORT WALK TO CAPEL VILLAGE & OCKLEY TRAIN STATION



Full Description

NO ONWARD CHAIN A stunning two-bedroom, mid terraced bungalow, which has been meticulously refurbished and extended to an exceptional standard, creating a contemporary and functional home. Complete with a courtyard garden, a large workshop and off-road parking for several cars, it is ideally positioned along a peaceful no-through road in the charming village of Capel. With easy access to breath taking countryside, it's a perfect spot for dog walkers, cyclists, and outdoor enthusiasts.

Upon entering, the welcoming living/dining room impresses with its stylish design and generous proportions. A cosy log burner serves as a charming focal point, complemented by a high-quality built-in log store and media unit. The lounge provides ample space for comfortable seating and flows effortlessly into the dining area at the rear, which accommodates a large table and chairs. Two thoughtfully built-in storage cupboards further enhance the space, ensuring a clutter-free living environment. Porcelain flooring runs throughout, seamlessly connecting the living and dining areas. Next is the sleek, modern kitchen which sits at the rear of the property and features elegant dark cabinetry, a luxurious resin worktop and premium NEFF integrated appliances. A Quooker instant hot water tap enhances the kitchen's practicality and modern comfort. Floor-to-ceiling pantry cupboards provide ample storage, and underfloor heating adds a touch of warmth and luxury. The contemporary bathroom is fitted with a stylish white suite, including a bath with an overhead shower, a floating W/C, and a Laufen sink. Grey tiling completes the modern look, while sensor-activated lighting adds a practical and sophisticated touch.

Upstairs, a spacious landing offers a versatile area, ideal for a study or home gym, with convenient eaves storage on both sides. The main bedroom is a serene retreat, featuring a fully fitted reclaimed pine double bed with a built-in media unit. Soft-close wardrobes and a dedicated dressing area provide excellent storage, while a Velux Cabrio balcony opens up to reveal a sunny south-facing view - the perfect spot to relax. The guest bedroom is equally well-proportioned, offering ample space for additional furnishings, completing this beautifully finished home.

Outside

At the front of the property, a gravel driveway provides ample parking for several cars. To the side, there is a wooden log store with a separate storage area for garden essentials. A built-in seating area at the front offers a lovely spot to enjoy the sunny south-facing aspect, with fencing ensuring privacy from neighbouring properties. The rear garden is designed for low-maintenance outdoor living, making it perfect for entertaining. It also features a spacious workshop, offering additional storage for bikes, tools and more. Fully enclosed by fencing, the garden provides a private and tranquil retreat.

Council Tax & Utilities

The council tax band is C. The property is connected to mains gas, electricity and drainage. The property features a FTTC internet connection.

Location

Capel village offers everything for day to day needs and includes a pub, shops, post office, Church, Village Hall, petrol station, doctors (with pharmacy), 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 (bus route 93). They also have mainline train stations to London Waterloo and London Victoria respectively. The general surrounding area offers delightful countryside and is ideal for the riding/walking enthusiasts. For further information please see the village website www.capelvillage.co.uk/about-capel-village.

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.

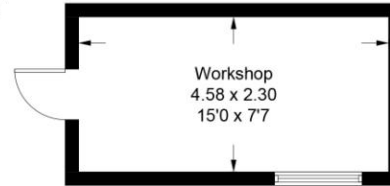




Bennetts Wood, RH5

Approximate Gross Internal Area = 77.4 sq m / 833 sq ft
(Excluding Eaves Storage)
Eaves Storage = 3.4 sq m / 36 sq ft
Workshop = 10.6 sq m / 114 sq ft
Total = 91.4 sq m / 983 sq ft

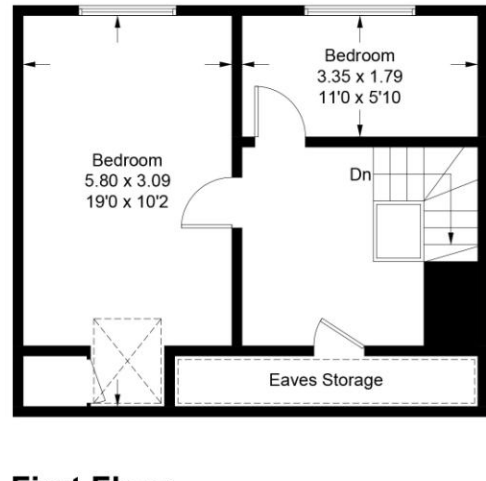
 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual
Location / Orientation)



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. (ID1180646)

COUNCIL TAX BAND

C

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT

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