



## Holmesdale Road, North Holmwood

## Offers In Excess Of £500,000

EPC Rating '60'

- THREE DOUBLE BEDROOMS
- RECENTLY LANDSCAPED GARDEN
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- PERIOD FEATURES
- STYLISH BATHROOM
- BRIGHT AND SPACIOUS ACCOMMODATION
- CLOSE TO STUNNING COUNTRYSIDE

- SHORT DRIVE TO DORKING TOWN CENTRE
- CLOSE TO SHOPS, DOCTORS AND BUS STOPS





A beautifully presented three double bedroom family home, situated on a popular residential road in North Holmwood, just south of Dorking town centre.

This charming halls-adjointing period property effortlessly combines character features with modern style, offering generous living accommodation and a delightful enclosed rear garden.

Inside, the home opens with a bright and spacious front-facing sitting room, featuring stripped wooden flooring and a handsome fireplace. The adjoining dining room is equally welcoming, with another feature fireplace, large window, and matching wooden flooring. A doorway leads through to the well-appointed kitchen, which has been updated to include a range of base units with a double butler sink, solid oak worktops, Karndean flooring, integrated full-length fridge and freezer, dishwasher, and space for additional appliances. A bespoke pantry adds practical storage. To the rear, the kitchen opens into a useful utility area, designed with custom storage and plumbing for laundry appliances.

The first floor offers two generous double bedrooms and a modern family bathroom. Stairs rise to the second floor, where the impressive principal bedroom enjoys a double aspect, floor-to-ceiling windows, and extensive built-in storage.

#### Outside

To the front is a low-maintenance garden enclosed by a brick wall, with a path leading to the front door. The rear garden, which enjoys a south-westerly aspect, is fully enclosed and thoughtfully landscaped. A patio area leads up via steps to a lawn, while a raised decked area at the rear provides a perfect entertaining space. A useful garden shed and side access complete the outdoor offering.

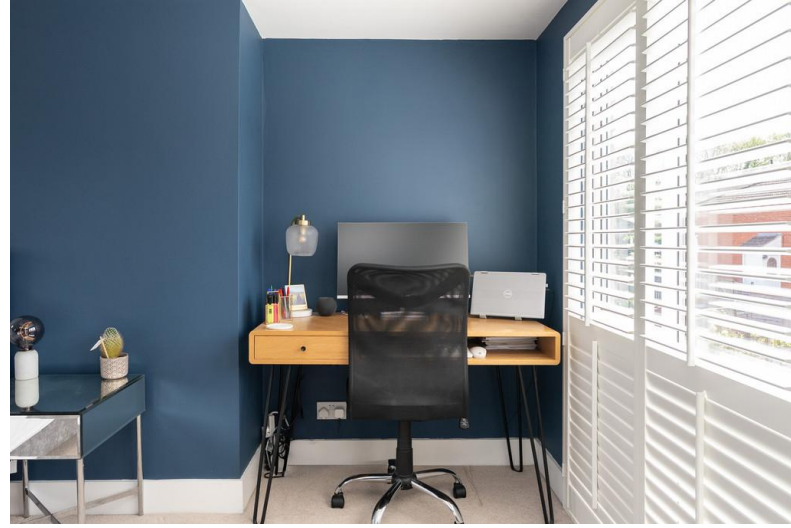
#### Location

North Holmwood offers a friendly village atmosphere, with a local shop, village green, and pond overlooked by St John's Church, as well as access to Holmwood Common, a beautiful stretch of National Trust land. Dorking town centre lies less than two miles to the north and provides a wide range of shops, cafés, restaurants, and leisure facilities. Dorking's mainline station offers direct services to London Victoria and Waterloo in approximately 54 minutes. The area enjoys excellent road links to London and the south coast, with the M25 (Junction 9) within 10 miles. Both Heathrow and Gatwick Airports are within easy reach, with Gatwick approximately 10 miles to the south.

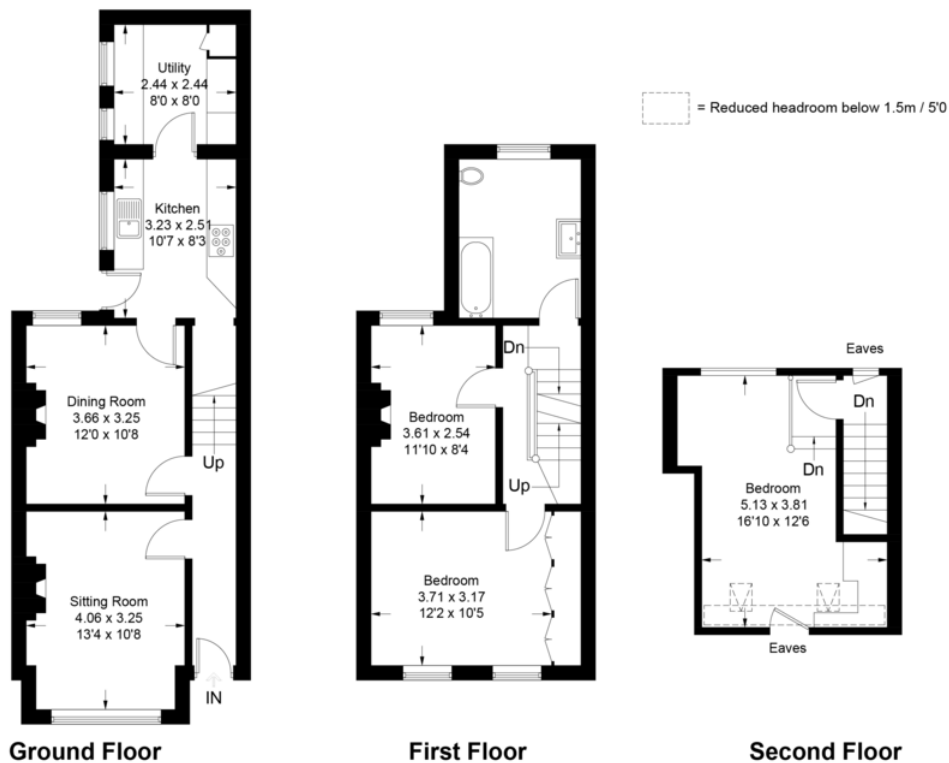
**VIEWING** - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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

**MISREPRESENTATION ACT** – These particulars are for guidance only and do not form any part of any contract.



Approximate Gross Internal Area = 106.9 sq m / 1151 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 decisions reliant upon them. (ID363999)  
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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>76 C</b>
55-68	<b>D</b>	<b>60 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

#### COUNCIL TAX BAND

Tax Band D

#### TENURE

Freehold

#### LOCAL AUTHORITY

Mole Valley District Council

#### CONTACT

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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.