



Horsham Road

Holmwood

Guide Price £475,000

Property Features

- End terrace period cottage
- Three double bedrooms
- Spacious open plan living/dining area
- Characterful interiors with exposed beams, feature brickwork and wood-burning stove
- Beautifully landscaped rear garden with workshop
- Off-road parking and EV charging point
- Ideal location with easy access to local amenities, schools and countryside walks
- Contemporary Kitchen
- Direct access to Holmwood Common
- Ten minute walk to Holmwood train station



Full Description

A beautifully presented three-bedroom period home with characterful interiors, modern kitchen and a delightful, landscaped garden, perfectly positioned for easy access to local amenities and countryside walks. This charming property has been thoughtfully maintained and enhanced, offering a wonderful blend of traditional style and contemporary comfort. With exposed beams, feature brickwork and a welcoming flow of living space, it makes an ideal home for couples, young families or downsizers alike.

The property begins in a useful porch and leads into an inviting living/dining room which instantly provides a cosy and homely feel which is felt throughout this wonderful property. This space is a standout feature of this home with original exposed beams, warm wooden flooring and a striking exposed brick fireplace with wood-burning stove creates a stylish and intimate atmosphere. This spacious room flows seamlessly into the dining area, which provides plenty of space for entertaining and family meals, while retaining a sense of character with painted panelling and feature details. To the rear, the kitchen is bright and well-appointed, featuring shaker-style cabinetry, woodblock worktops and tiled splashbacks. A large skylight provides natural light, while a back door provides direct access to the garden. Integrated appliances and generous worktop space make this a practical and attractive hub of the home.

Stairs rise to the first floor where there are two well-proportioned bedrooms and the family bathroom. Bedroom two is a generous double with plantation shutters creating added privacy and a feature fireplace, with built-in cupboards and wardrobe providing useful storage. Bedroom three is a small double, offering a bright and inviting space with exposed brickwork and beams to continue the period charm. The family bathroom is fitted with a corner bath and overhead shower, vanity unit for additional storage and modern tiling. Stairs rise to the second floor where the main bedroom is positioned and offers excellent storage and wonderful view out.

Outside

To the front of the property is a pretty courtyard with access to an EV charging point. The rear garden has been thoughtfully landscaped to create a charming, low-maintenance retreat. A decked seating area provides the perfect spot for outdoor dining or summer entertaining, with a neatly kept lawn bordered by colourful planting. At the far end, a garden archway leads to a useful workshop fitted with power and lighting, adding both practicality and additional storage. There is also space behind the workshop ideal for further storage. There is an area of National Trust land at the front of the property which residents use to park.

Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity. The property has a broadband connection.

Location

The property is on the edge of National Trust land and is situated to the south of Dorking town centre. Dorking has a comprehensive range of shopping, educational and recreational amenities and communications are excellent. There is a regular rail service to London (Waterloo and Victoria - 50 mins), with the M25 (junction 9) Leatherhead being about 9 miles distant and accessed via the A24. Dorking's market town centre is a short drive away offering major supermarkets, leisure centres, theatres, cinemas, and main line stations connecting to London Victoria, London Waterloo, and Reading. The area is particularly well known for the surrounding countryside which is ideal for walking, riding, and outdoor pursuits. Holmwood sits next to Holmwood common and Leith Hill National Trust areas, part of the Surrey Hills area of outstanding natural beauty.

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.





Spring Cottage, RH5

Approximate Gross Internal Area = 72.9 sq m / 785 sq ft

Workshop / Office = 7.8 sq m / 84 sq ft

Total = 80.7 sq m / 869 sq ft

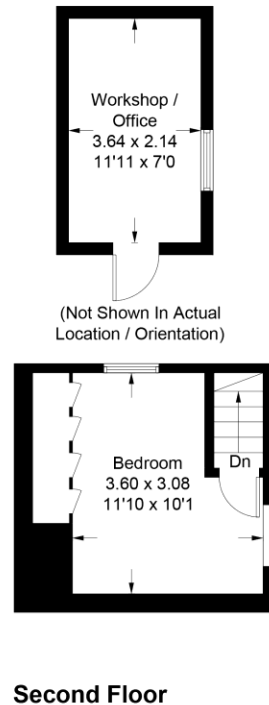
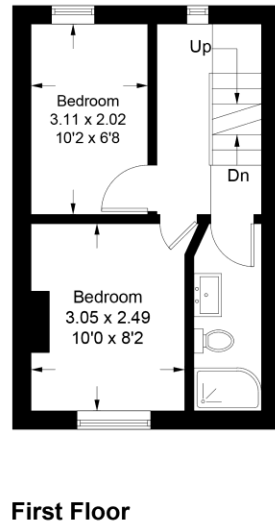
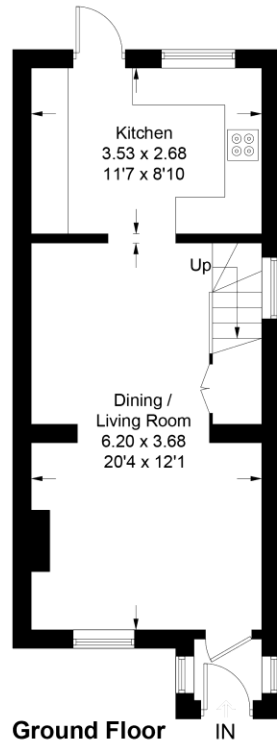


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1236817)



COUNCIL TAX BAND

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EPC TBC

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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