



Warwick Close

Holmwood, Dorking

Offers In Excess Of £500,000

Property Features

- BACKING ONTO FIELDS
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS
- CONTEMPORARY KITCHEN
- PRIVATE REAR GARDEN
- STYLISH FAMILY BATHROOM
- HOME OFFICE
- SHORT DRIVE TO HOLMWOOD TRAIN STATION
- DRIVEWAY PARKING
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



Full Description

A beautifully presented semi-detached family home offering contemporary interiors, three well-proportioned bedrooms and a landscaped rear garden backing onto open fields. Perfect for buyers seeking a semi-rural lifestyle with a real sense of openness, the property is just a short distance from Holmwood train station and within easy reach of Dorking's town centre.

This wonderful home begins in a spacious entrance hall that immediately sets the tone with its elegant finish. The front aspect living room is bright and inviting, featuring a charming fireplace and large window that fills the room with natural light. At the heart of the home is the impressive open-plan kitchen and dining room, thoughtfully designed for both family life and entertaining. The kitchen combines classic cabinetry with open shelving, creating a stylish blend of cottage character and industrial chic, while the dining area is enhanced with attractive wall panelling and sleek sliding doors that frame the breath-taking farmland views and provide direct access to the garden. Upstairs, there are three beautifully finished bedrooms. The stylish main bedroom and generous second bedroom are both spacious doubles, while the third bedroom is a well-proportioned single, ideal as a nursery or home office. These are served by a modern family bathroom, complete with a bath and separate shower cubicle.

Outside, the rear garden is a true highlight. A large patio area is perfectly positioned to soak up the far-reaching views, making it an idyllic spot to watch the sunset over the fields. The sense of space and tranquillity gives this home a wonderfully semi-rural feel, offering the best of both country living and town convenience.

Home office/utility room

The versatile home office provides the perfect space for remote working or a creative studio, with its own separate access ideal for a business setup. The property also benefits from a practical utility room, accessed from the front of the house, with space for laundry appliances and additional built-in storage.

PLEASE NOTE – In the title of this property there is a restriction that the sale can only be to parties that live or work in the administrative county of Surrey for 3 years preceding the purchase. Please do contact the office if you require more information.

Council Tax & Utilities

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

South Holmwood village offers a selection of facilities including South Holmwood train station which is within proximity (1 mile) just a short 4-minute drive or 20-minute walk, offering a regular service into London. Other notable amenities close by include The Holly & Laurel Emporium café, doctors' surgery, village hall, St Mary Magdalene church, the village shops in nearby Beare Green and The Weald School. Situated about two miles to the North is Dorking town centre which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Deepdene railway stations are within a short drive offering a direct service into London Victoria and London Waterloo in approximately 50 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8 offering direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store; excellent sports centre and The Dorking Hall regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe (11-minute walk away) and The Priory at secondary level and St Paul's and St Martin's at primary level. The general area is famous for its outstanding countryside including Leith Hill & Box Hill (National Trust) – ideal for the walking and riding enthusiasts, plus Denbies Wine Estate (England's largest vineyards).





Warwick Close, RH5

Approximate Gross Internal Area = 90.6 sq m / 975 sq ft
 Utility Room / Office = 13.9 sq m / 150 sq ft
 Total = 104.5 sq m / 1125 sq ft

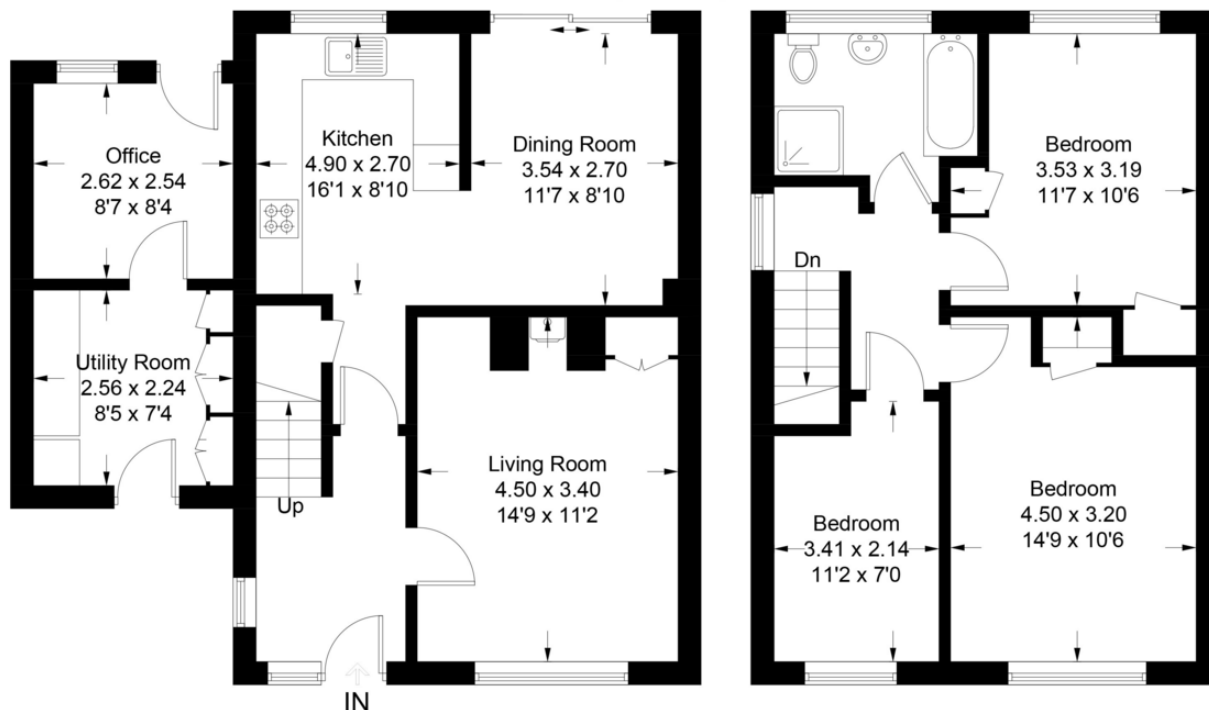


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1243616)

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COUNCIL TAX BAND D

TENURE Freehold
LOCAL AUTHORITY
 Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	74 C
39-54	E		
21-38	F		
1-20	G		

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.