



Mill Road

Holmwood

**Guide Price £475,000**

### Property Features

- SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS WITH BUILT-IN STORAGE
- SOUTH FACING PRIVATE GARDEN
- 16FT LIVING/DINING ROOM
- GATED ENTRANCE WITH TWO PARKING SPACES & EV CHARGING POINT
- OPPORTUNITY FOR MODERNISATION
- CLOSE TO STUNNING COUNTRYSIDE
- RURAL LOCATION
- PRETTY COMMUNAL GARDEN
- SHORT DRIVE TO DORKING TOWN CENTRE





# Full Description

Set within the highly regarded Holmwood area, this well-presented, semi-detached bungalow offers generous and thoughtfully arranged accommodation in a quiet, private setting. The home enjoys the benefits of a gated approach, two well-proportioned bedrooms, two bathrooms, parking and a low-maintenance rear garden that backs onto surrounding woodland, creating a peaceful outlook.

The property is entered via a welcoming hallway which includes a full-height storage cupboard, ideal for coats and household items as well as a linen closet. The kitchen is fitted with a selection of wall and base units, providing plenty of storage and worktop space, along with room for freestanding appliances. Hard-wearing tiled flooring completes the space, making it both practical and easy to maintain. Positioned at the rear, the living and dining area is bright and spacious, making it well suited to both everyday living and entertaining. French doors open directly onto the garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor space. The principal bedroom is a comfortable double and benefits from its own ensuite shower room and wall to wall built-in storage. A second bedroom, also a good size, is located at the front of the bungalow and also offers wall to wall storage and pretty views out. The main bathroom completes the accommodation and features a bath with shower over, along with built-in storage.

## Outside

The property is approached via a private gated driveway with two allocated parking spaces, including one covered bay. Visitor parking is available nearby, and an EV charging point adds further convenience. The communal areas are attractively maintained with lawns, hedging and established planting. To the rear, the enclosed garden has been designed for ease of upkeep, featuring a paved patio area and mature hedging that provides a good degree of privacy and a pleasant woodland backdrop.

## Council tax and utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity. The property has broadband connection. An annual maintenance charge of £600, payable to Moorfields Management Ltd (managed by resident directors), covers the upkeep of the communal grounds.

## Location

Situated in the tranquil village of Holmwood, on the edge of Surrey Hills' National Trust land, the property enjoys access to picturesque countryside and a range of amenities. Dorking town centre, just two miles away, offers comprehensive shopping, educational, and recreational facilities. Holmwood train station, within a 10-minute walk, provides convenient access to London Victoria, London Waterloo, and London Bridge. The A24 ensures excellent road connectivity to the South Coast, M25, and Gatwick Airport (10 miles away). Outdoor enthusiasts will appreciate nearby Redlands Woods, which leads to the popular Coldharbour pub, The Plough.

Viewings are strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

Fixtures and fittings are excluded from the sale unless specified but may be available by separate negotiation.

Disclaimer While every effort has been made to ensure accuracy, these particulars are for guidance only. Buyers are advised to confirm measurements and details prior to purchase.



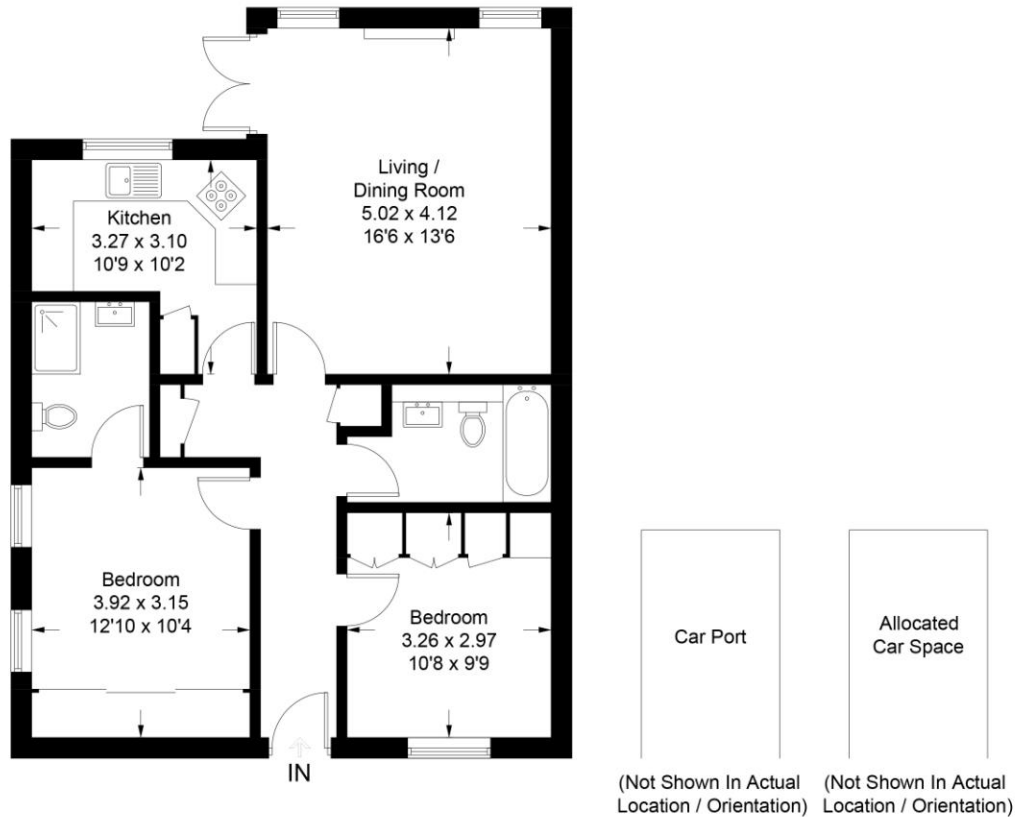






## Moorfield, RH5

Approximate Gross Internal Area = 70.8 sq m / 762 sq ft  
(Excluding Car Port / Allocated Car Space)



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. (ID1266548)

### COUNCIL TAX BAND

D

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

EPC TBC

### CONTACT

Cummins House, 62 South Street, Dorking,  
Surrey, RH4 2HD

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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 are 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