



Leith Road

Beare Green

Guide Price £475,000

Property Features

- THREE BEDROOMS
- LARGE ENCLOSED REAR GARDEN
- CONSERVATORY WITH DOORS OUT TO GARDEN
- STYLISH KITCHEN WITH USEFUL BREAKFAST BAR
- SHORT WALK FROM LOCAL SHOPS
- CLOSE BY TO HOLMWOOD STATION
- UPDATED ACCOMMODATION
- CLOSE TO STUNNING OPEN COUNTRYSIDE
- SPACIOUS LIVING ROOM
- SHORT DRIVE TO DORKING & HORSHAM



Full Description

This well presented three-bedroom family home offers spacious and well-balanced accommodation alongside an exceptional rear garden extending beyond 100 feet, an ideal environment for modern family living. Situated within easy walking distance of Holmwood train station, local shops and everyday amenities, the property combines a tranquil residential setting with excellent convenience.

The house has been thoughtfully updated and extended in recent years to meet the needs of contemporary family life. A practical entrance porch provides space for coats and footwear before leading into a generous sitting room, perfect for relaxing or spending time together. An open archway connects through to a light-filled dining area, ideal for family meals, with doors opening directly onto the garden to create a seamless indoor-outdoor flow. The well-designed kitchen/breakfast room is fitted with a wide range of units, ample worktop space and room for all essential appliances, making it both functional and welcoming. To the first floor, the landing gives access to all rooms and the loft. There are three well-proportioned bedrooms, including two comfortable doubles and a good-sized single bedroom suitable for a child, nursery or home office. The modern family bathroom features a stylish white three-piece suite.

Outside, the garden is a true highlight. The fully enclosed, east-facing rear garden extends to approximately 110 feet and provides a safe, private space for children to play. Predominantly laid to lawn and bordered by mature shrubs for colour and interest, it is perfect for outdoor activities, gardening and family gatherings. A generous patio, accessed from the dining room, offers an excellent spot for al fresco dining, barbecues and entertaining. There is allocated parking in the car park which sits at the rear of the property. The rear garden is further enhanced by two large gates opening onto the car park, providing convenient access and the potential for additional parking if required.

Council Tax & Utilities

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

Location

The village of Beare Green offers everything for day-to-day needs with a range of shops, cafe;, village hall, 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. The A24 giving access to not only the South Coast but the M25 and the national motorway network, whilst Gatwick is only 10 miles away. For the commuter, Holmwood train station is within walking distance, Dorking (3.5 miles) and the Gatwick Express provides rail services to London Victoria, London Waterloo and London Bridge. Beare Green lies to the south of the Surrey Hills providing some of the finest walking and riding countryside in the county.

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

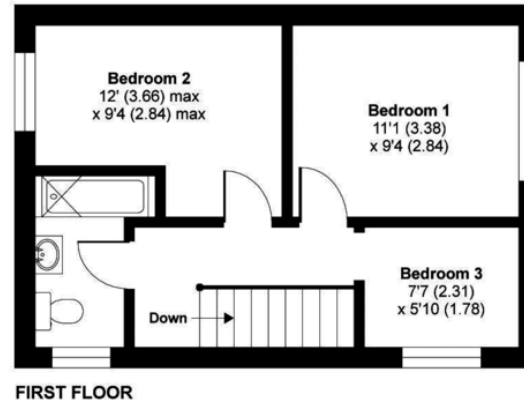
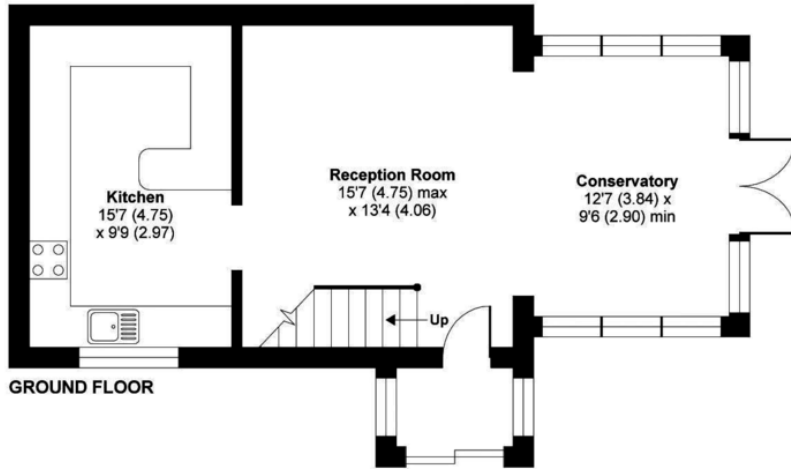
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Leith Road, Beare Green, Dorking, RH5

APPROX. GROSS INTERNAL FLOOR AREA 896 SQ FT 83.2 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT

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