



Holmesdale Road

North Holmwood

Guide Price £465,000

Property Features

- THREE BEDROOM PERIOD HOME
- KITCHEN WITH SEPARATE UTILITY ROOM
- TWO RECEPTION ROOMS
- LANDSCAPED REAR GARDEN
- LOUNGE WITH LOG BURNER
- TWO STYLISH BATHROOMS
- OPPORTUNITY TO EXTEND INTO THE LOFT STPP
- BRIGHT & SPACIOUS ACCOMMODATION
- CLOSE TO LOCAL AMENITIES AND HOLMWOOD COMMON
- SHORT DRIVE TO DORKING TOWN CENTRE



Full Description

NO ONWARD CHAIN A beautifully presented three-bedroom period home featuring modern living spaces, a landscaped South-facing garden and excellent scope for a loft conversion (STPP). Situated on a highly sought-after road in North Holmwood, just south of Dorking town centre, the property has been redecorated throughout whilst maintaining its original character.

A welcoming entrance hall leads to all principal rooms. To the front is a bright and inviting sitting room with stripped wood flooring and a charming fireplace fitted with a wood-burning stove for a warm and cosy atmosphere. The separate dining room provides a superb family or entertaining space, offering ample room for a dining table along with a cosy nook perfect for as a study space or quiet corner. Off this room sits the contemporary kitchen which has been thoughtfully designed to maximise space, with stylish matt cream cabinetry, eye-level oven and microwave and an integrated dishwasher and fridge/freezer. A modern ground-floor bathroom sits just off the kitchen and has been finished to a high standard, complete with a white suite, bath with overhead shower and underfloor heating. The utility room provides additional worktop space, plumbing for laundry appliances, a sink and direct access to the garden.

Upstairs, the landing leads to all rooms and an airing cupboard. There are two generous double bedrooms, the principal bedroom offers ample space for additional furniture whilst bedroom two easily accommodates a kingsize bed and lovely views over the garden. There is a further single bedroom which is currently used as a home office. The family shower room has been tastefully updated with a modern suite, vanity unit and contemporary tiling. Additional benefits include newly fitted double-glazed sash windows and the potential to convert the loft, subject to the usual consents.

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 broadband connection.

Location

North Holmwood offers a local shop, village green with pond overlooked by St Johns Church. Dorking town centre is situated about two miles to the south of Dorking town centre. Dorking has a comprehensive range of shopping, educational and recreational amenities and communications are excellent. For more comprehensive shopping and recreational facilities, the major shopping centre in Horsesham is 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 and a short drive. The property 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, 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.



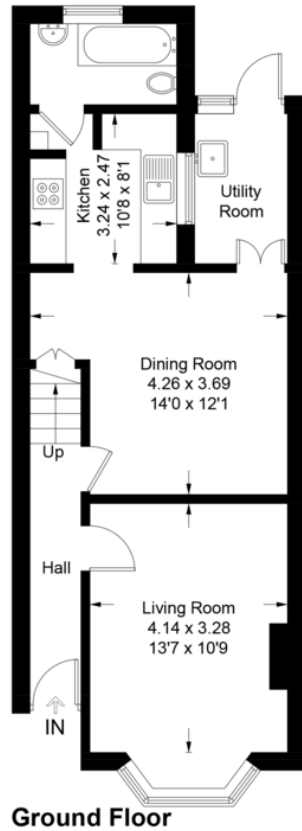


Holmesdale Road, RH5

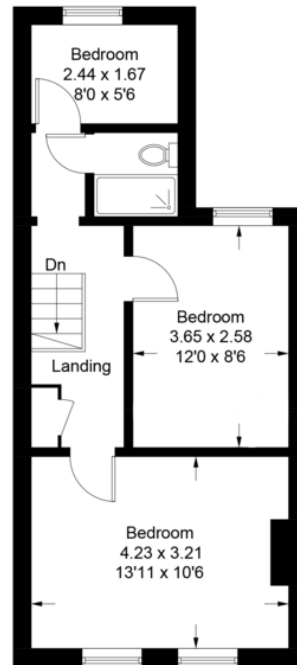
Approximate Gross Internal Area = 88.3 sq m / 950 sq ft

Garden Room = 4.0 sq m / 43 sq ft

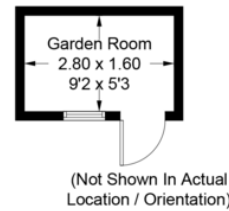
Total = 92.3 sq m / 993 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1122959)

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT

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