

Artist's impression of the completed works based on the current planning application



CRACKERBARREL FARM, HORSHAM ROAD
GUIDE PRICE £425,000

Artist's impression of the completed works based on the current planning application





Horsham Road, RH5

Approximate Gross Internal Area = 295.6 sq m / 3182 sq ft

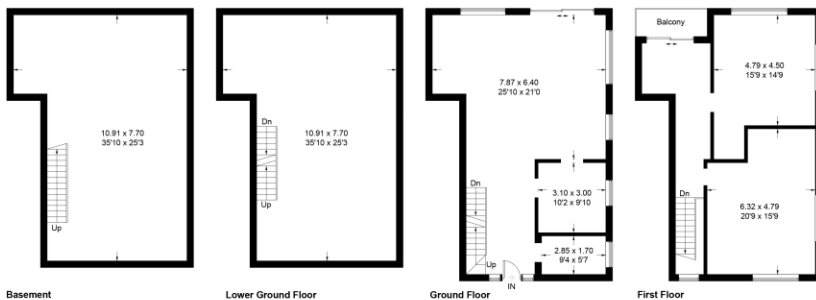


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1286325)

****NO ONWARD CHAIN****A fantastic opportunity to purchase a part-built, substantial five-bedroom semi-detached home, tucked away in a peaceful semi-rural setting in the sought-after village of Bear Green. Set within a generous plot and surrounded by farmland and fields, the property offers the new owner a fantastic opportunity to finish and create a home to their own design and style. Ideally positioned within easy reach of both Dorking and Horsham town centres with local shops, schools, Holmwood train station and beautiful open countryside all within walking distance. Arranged over four floors and extending to more than 3,180 sq ft, the house provides generous living spaces throughout. The spacious plot includes a sizeable garden and will have a driveway, creating plenty of outdoor space and excellent potential for further landscaping.

Utilities and Council Tax

The property is connected to mains water, shared septic tank and electricity. The property will have a FTTC connection. The property will fall under Council Tax Band C.

PLEASE NOTE – There are artists impression photos within this advert.

Location Bear Green village offers everything for day to day needs with a range of shops, cafe, village hall, school and recreation ground. For the commuter, Holmwood train station is within a short 3 minute walking distance, Dorking (3.5 miles) and the Gatwick Express provides rail services to London Victoria, London Waterloo and London Bridge. 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. Bear 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.

FIXTURES & FITTINGS - 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. MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, as this property is not fully finished, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.

CONTACT

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

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance 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

