



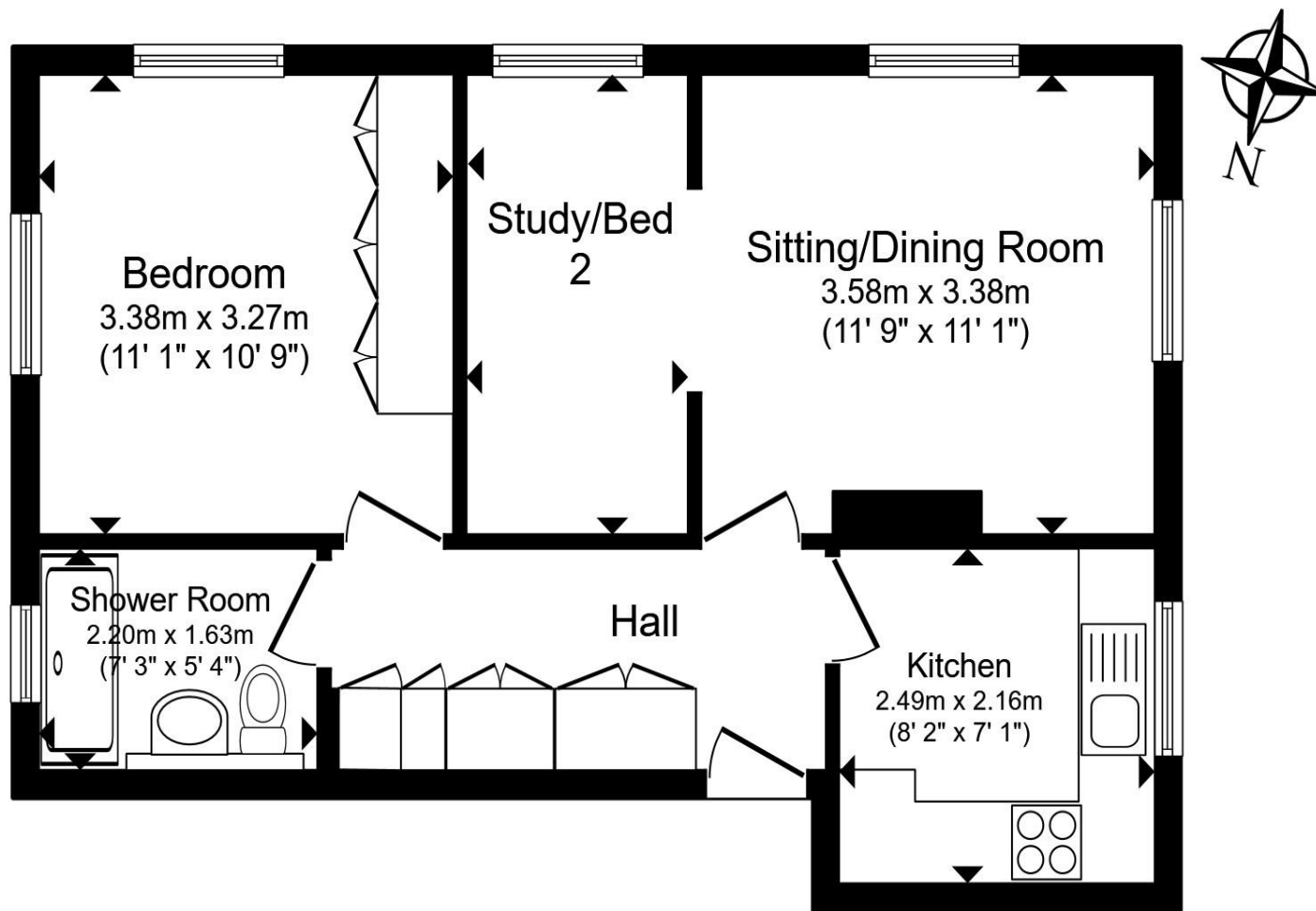
Holly House, Rose Hill, Dorking RH4 2EQ

welcome to

Holly House Rose Hill, Dorking

Located just seconds from the Dorking high street is Rose Hill. A stunning historical area of Dorking. The grade II listed 'Holly House' was converted into a retirement community with individual bespoke apartments with large stunning gardens for the residents to enjoy. Holly House is a retirement-friendly community, offering a peaceful and secure environment for those looking to downsize. On arrival, there is a pretty driveway winding its way to the main entrance way. Parking for residents and visitors to the rear. The building is divided into two sections the front half and the rear half. The rear half was a later addition with our property being located on the first floor. On approach to the main communal entrance way, you have a secure entry system with hallway and stairs rising. The apartment welcomes you with a formal hallway with access to all rooms. The lounge is double aspect with what used to be bedroom 2/study open to the reception space. (scope) to add sliding doors and a doorway to the hallway allowing an occasional bedroom 2 if needed. The kitchen and bathroom are in excellent condition with the kitchen being integrated and refitted recently. The bedroom had large mirror fronted wardrobes offering abundant storage space. Outside you have (360 degree) gardens offering formal lawns, stunning views to the North Downs/ Rose Hill and beyond with mature trees shrubs and borders offering somewhere to enjoy and sit.





Total floor area 47.1 m² (507 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Holly House Rose Hill, Dorking

- 'Holly House,' a premium retirement community (for the over 55's) located next to Dorking town centre
- Rarely available one/two-bedroom apartment, previously 2 bedroom now open to lounge
- No onward chain
- Share of freehold - Large gardens to enjoy though the seasons
- Parking with short walk to High Street. (Located behind Sainsburys.)
- Large gardens with amazing space for residents to enjoy
- No onward chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£250,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/DRK102231



Property Ref:
DRK102231 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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