

property details **approval form**

1 Mill House, Mill Road, Holmwood, Dorking, Surrey, England, RH5 4NS

Date: 21 May 2026

Property Ref and Version: DRK102161 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £500,000

Tenure: Leasehold

>> **key features**

- > Stunning period home with beautiful garden backing onto The National Trust's 'Holmwood Common'.
- > Huge Sitting room measuring a Noteworthy (19'5 x 17'7)
- > Traditional Kitchen with Aga opening onto large conservatory
- > Spacious bedroom with walk in wardrobe
- > Reception hall with study area
- > (Share of Freehold) - Low Service Charge only £600.00 Per year.
- > Garage en - Bloc, No Onward chain.
- > EPC Rating: Awaited

>> **short description**

This stunning period home with large private gardens is the perfect home in the country with large bedroom and reception space and beautiful Surrey hills on the doorstep.

Ideal for those looking for a bit of peace and quiet and close to 'Holmwood' railway station.

>> **long description**

Located at the back of a stunning period house, this property is a one-off unique home. Ideal for those looking for an escape to the country and situated on the doorstep of the Surrey hills and next to The National Trusts 'Holmwood common'. An enormous woodland and heath land perfect for getting lost on a walk or ride.

On approaching your front door, you have a small front garden area leading to reception hall, large enough to utilise as a study area, the hallway opens to a large kitchen/breakfast room with 'Aga' and double doors opening onto a wonderful conservatory. The conservatory overlooks your very own private garden which is well stocked and has scope to add further parking.

From Kitchen you walk into the Sitting room with stunning high ceilings, a large window to the private gardens and measuring a noteworthy (19'5 x 17'7) making it a perfect space to entertain and show off.

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In the evening, you have a large double bedroom measure 16ft x 12ft with walk in wardrobe and a convenient traditional bathroom across the hallway.

Upstairs you have a great loft area with ladder, light and tilt and turn window allowing natural light. This is a great space for storage or an overflow to the property but has restricted ceiling height.

Properties like this are rare and seldom come to market, it is a must-see property to appreciate the period features and wonderful setting.

this wing features a low service charge £600.00py and share of freehold, giving you low costs and great

>> **directions**

>> **Agent Note**

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>> **room description**

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>> property images



Your Barnard Marcus office: 238 High Street, DORKING, Surrey, RH4 1QR

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>> **property images**



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>> property images

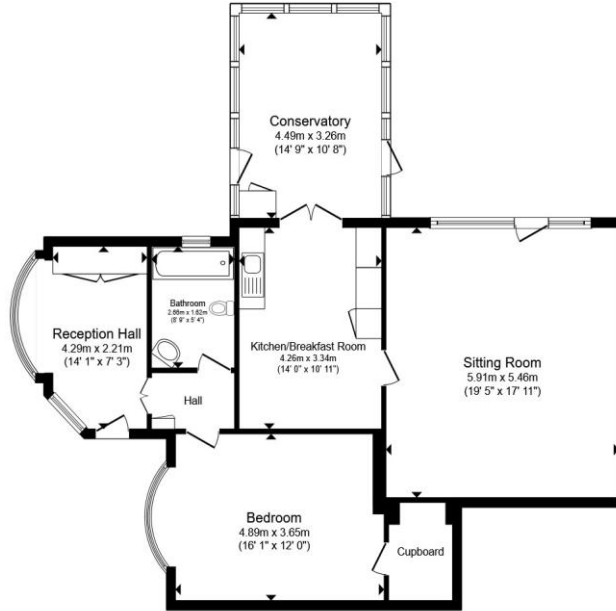
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>> floor plan



Ground Floor

Total floor area 104.8 m² (1,128 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



>> approval

Signature

Date

	Signature	Date
James Anson	James Anson	21.05.2026
Mr N.J.H. Cozens		

Your Barnard Marcus office: 238 High Street, DORKING, Surrey, RH4 1QR

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