



HARRISONS SPOOK HILL, DORKING, SURREY, RH5 4HH
GUIDE PRICE £695,000
FREEHOLD

Truly unique opportunity to purchase this pair of mixed use properties, located in the heart of North Holmwood village.

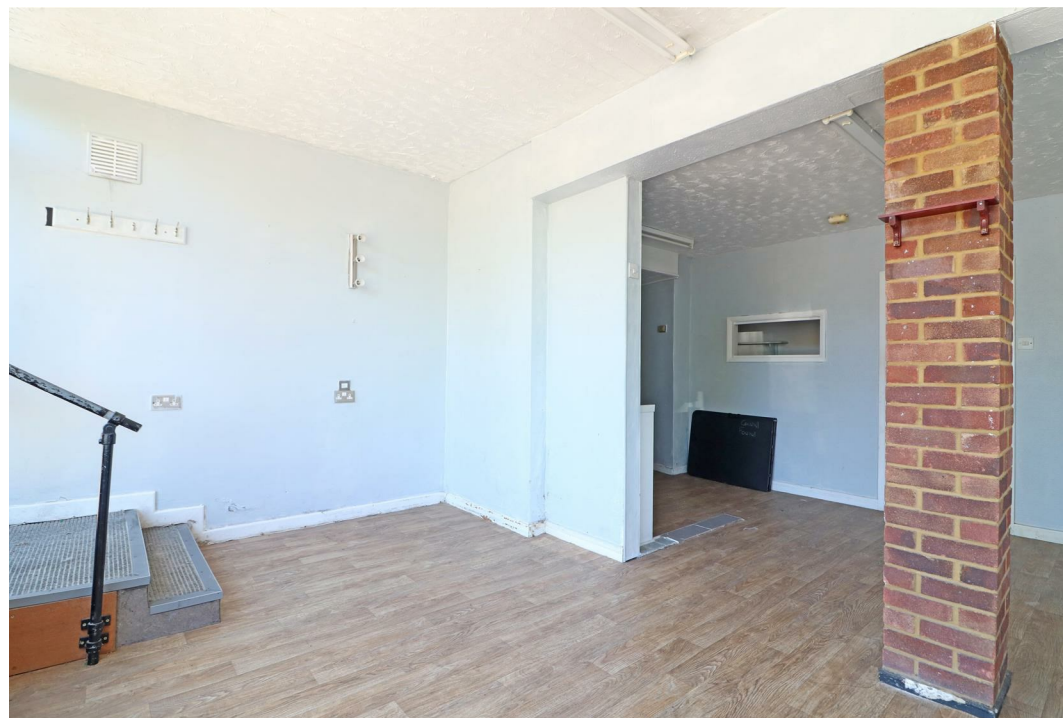
VIEWINGS WILL BE STRICTLY BY APPOINTMENT ONLY, DUE TO THERE BEING AN OPERATING BUSINESS.

Woodlands are proud to offer for sale this pair of two bedroom properties as well as two commercial units, one of which is currently a popular coffee shop, and has an interlinking doorway to what was formally a salon, but is currently empty.

This pretty village has some gorgeous green spaces, including Holmwood Common, which is directly opposite, some local shops and a stunning stone built church. Dorking town can also be found just around the corner, where there are some excellent restaurants, pubs and a wider range of shops, including an M&S and a LIDL. In addition, Dorking has excellent train services connecting to Redhill, Guildford and London.

Potteries, which is the name of the left hand cottage, has an entrance hall, living room then a kitchen with a door to utility room and store room, with access to a small courtyard area to the side. Upstairs there are two double bedrooms and a bathroom. Harrisons, the cottage to the right, has an open plan entrance hall and living space, with access to the commercial premises to the front, and an inner lobby with a WC. At the rear off of the living room there is a kitchen/dining room that is dual aspect, and has a side door that leads round to courtyard garden and a side driveway where there is a detached garage. Upstairs there are two bedrooms and a bathroom, with the front bedroom benefitting from a large terrace overlooking the common.

- GREAT OPPORTUNITY
- TWO COMMERCIAL UNITS
- DETACHED GARAGE
- LOVELY OUTLOOK
- COUNCIL TAX BANDS C AND D
- MIXED USE
- TWO COTTAGES
- NO CHAIN
- STUNNING LOCATION
- EPC : C & F





ROOM DIMENSIONS:

ENTRANCE HALL
11'1 x 5'6 (3.38m x 1.68m)

LOUNGE
13'6 x 9'11 (4.11m x 3.02m)

KITCHEN/DINING ROOM
22'5 x 8'5 (6.83m x 2.57m)

BEDROOM ONE
14'1 x 11'11 (4.29m x 3.63m)

BEDROOM TWO
13'4 x 10'0 (4.06m x 3.05m)

BATHROOM
7'5 x 5'6 (2.26m x 1.68m)

ENTRANCE HALL
13'9 x 5'4 (4.19m x 1.63m)

LOUNGE
13'6 x 10'0 (4.11m x 3.05m)

KITCHEN
10'1 x 6'6 (3.07m x 1.98m)

UTILITY
6'5 x 5'10 (1.96m x 1.78m)

STORE
6'4 x 6'0 (1.93m x 1.83m)

BEDROOM THREE
14'3 x 12'9 (4.34m x 3.89m)

BEDROOM FOUR
13'1 x 10'0 (3.99m x 3.05m)

BATHROOM
7'4 x 5'4 (2.24m x 1.63m)

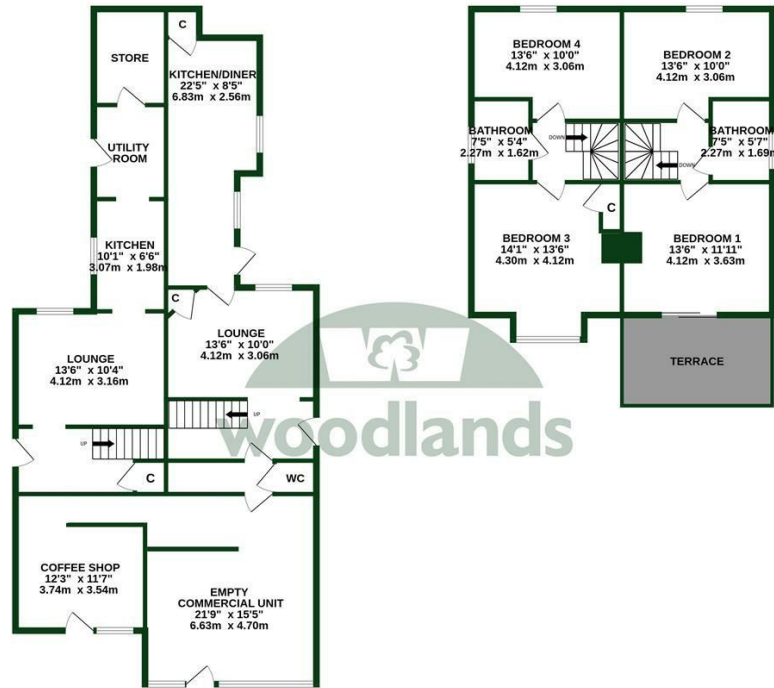
COFFEE SHOP
12'9 x 10'11 (3.89m x 3.33m)

COMMERCIAL SPACE
21'9 x 15'5 (6.63m x 4.70m)



GROUND FLOOR
1225 sq.ft. (113.8 sq.m.) approx.

1ST FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA: 1971 sq.ft. (182.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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