



11 Bakers Way, Capel, Surrey, RH5 5JS

Asking Price £600,000



- DETACHED FAMILY HOME
- OPEN PLAN KITCHEN/DINING ROOM
- SOUTH FACING LANDSCAPED GARDEN
- GATED DRIVEWAY
- FAMILY BATHROOM + GROUND FLOOR SHOWER ROOM
- BEAUTIFULLY PRESENTED
- FORMAL SITTING ROOM
- DOUBLE GLAZED THROUGHOUT
- DETACHED GARAGE AND SUMMER HOUSE
- GAS CENTRAL HEATING

## Description

Nestled in a popular residential development in Capel, this beautifully presented three-bedroom detached house has been updated and extended in recent years and now provides modern, spacious accommodation arranged over two floors. Upon entering, you will be greeted by a spacious open plan kitchen and dining room, ideal for both entertaining guests and enjoying family meals. The design maximises natural light, creating a warm and inviting atmosphere throughout the home.

The property boasts three well-proportioned bedrooms, providing ample space. With the added benefit of two bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

Outside, the south-facing garden is a delightful feature, perfect for enjoying sunny afternoons and hosting summer gatherings. The garden is complemented by a detached garage and a charming summer house, offering additional storage or a tranquil retreat for hobbies and leisure activities.

Gated driveway parking adds to the convenience of this lovely home, ensuring that you and your guests have easy access. This property is not just a house; it is a wonderful family home in a desirable location, making it an excellent opportunity for those looking to settle in the picturesque surroundings of Capel.

## Situation

Located in the ever popular village of Capel within walking distance of the local shops, school, Church & pub. The local station, Ockley & Capel, is within 1 mile and Dorking town centre, with its comprehensive range of facilities is within approx. 6.5 miles.

The surrounding area offers some superb walking, riding and cycling countryside with Leith Hill, Ranmore, Box Hill, Headley Heath and the Surrey Hills all close at hand.

Nearby attractions include the Hannah Peschar Sculpture Gardens in Ockley, the nature reserve at Warnham, the award winning Denbies Wine estate at Dorking, and the National Trust houses and grounds at Polesden Lacey, Standen House and Leith Hill Place, the home of Ralph Vaughan Williams.

The M25 can be accessed at junctions 8 & 9, Reigate & Leatherhead with Gatwick airport being approximately 10 miles.

**Tenure**

Freehold

**EPC**

C

**Council Tax Band**

E



Approximate Gross Internal Area = 113.7 sq m / 1224 sq ft  
 Outbuilding = 19.3 sq m / 208 sq ft  
 Total = 133.0 sq m / 1432 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1192799)

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