



Oak Corner

Beare Green

Guide Price £389,950

Property Features

- TWO DOUBLE BEDROOMS
- MODERNISED THROUGHOUT
- CONTEMPORARY KITCHEN
- LIVING ROOM & CONSERVATORY
- CORNER PLOT WITH LARGE GARDEN & WORKSHOP
- POTENTIAL TO EXTEND TO THE REAR STPP
- ALLOCATED PARKING & VISITOR BAYS
- WALKING DISTANCE TO HOLMWOOD TRAIN STATION
- SHORT DRIVE TO DORKING & HORSHAM TOWN CENTRES
- CLOSE TO MILES OF OPEN COUNTRYSIDE



Full Description

An updated and modern two double bedroom home with private parking and a delightful rear garden, ideally located within walking distance of open countryside and Holmwood train station. The property also offers excellent potential to extend to the rear, subject to the usual planning permissions.

The accommodation begins with a generous and welcoming entrance hall featuring bespoke understairs storage for coats and shoes, alongside solid hardwood flooring which adds a contemporary feel. The kitchen has been fitted with a range of modern units complemented by solid wooden worktops and electric underfloor heating, creating a practical and stylish space. There is an induction hob and ample room for freestanding appliances. To the rear of the property is the spacious living room, a calm and relaxing area overlooking the garden. This flows seamlessly into the conservatory, currently used as a dining room, with doors opening directly onto the garden. Electric underfloor heating ensures this bright and versatile space can be enjoyed throughout the year. Upstairs, the principal bedroom is an excellent-sized double with rear aspect windows enjoying views over the garden, while fitted wardrobes provide excellent storage and a clutter-free finish. The second bedroom is another generous double, benefitting from dual aspect windows which fill the room with natural light. The first floor is completed by a stylishly updated bathroom fitted with a modern white suite, including a bath and separate shower.

Further benefits include updated double glazed windows and doors, a modern gas combination boiler installed in 2018, and exciting potential to extend the property to the rear, subject to planning permission.

Outside

The property offers a superb rear garden, which provides a wonderful mix of lawn and mature planting. This fantastic space is a tranquil, private setting with a lovely mix of wildlife. There is a large workshop at the rear which would also make an ideal home office or studio and offers both power and lighting. There is parking for one car at the rear of the property, with visitor bays located at the front.

Location

The village of Beare Green, which offers everything for day-to-day needs with a range of shops, café, 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. Beare Green lies to the south of the Surrey Hills providing some of the finest walking and riding countryside in the county.

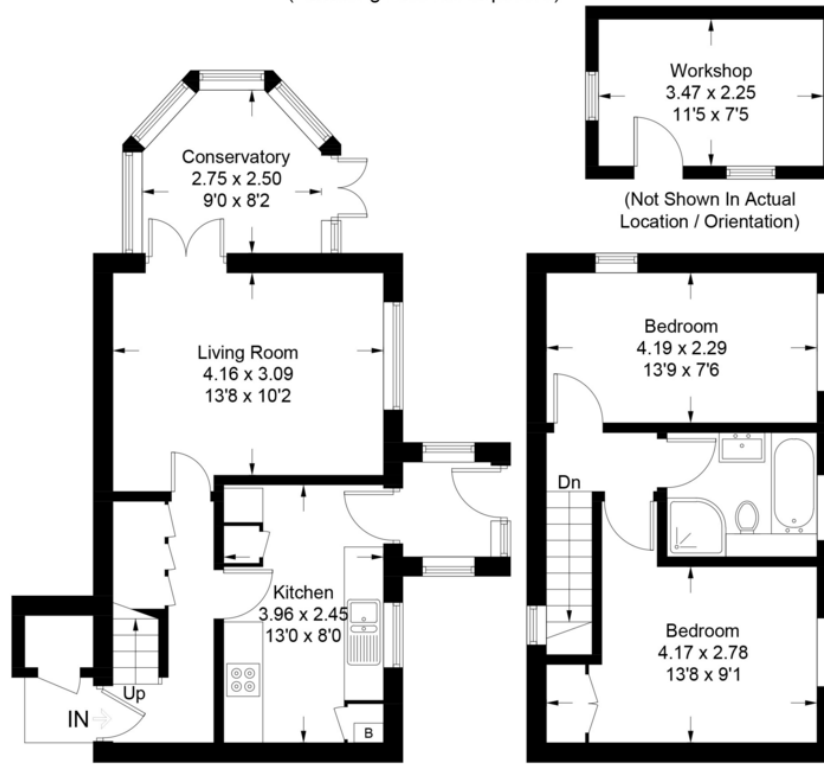
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Oak Corner, RH5

Approximate Gross Internal Area = 69.4 sq m / 747 sq ft
 Workshop = 7.8 sq m / 84 sq ft
 Total = 77.2 sq m / 831 sq ft
 (Excluding External Cupboard)



Ground Floor

First Floor

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 any decisions reliant upon them. (ID1300851)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley Local Council

CONTACT

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