



Holmrook, Stamps Hill, Brixton PL8 2DB

Guide Price £375,000 to £400,000



Description

Set in a peaceful semi-rural location, this charming three-bedroom detached bungalow offers spacious and versatile living accommodation, ideal for families, downsizers, or those seeking a tranquil lifestyle within easy reach of local amenities. Positioned on a generous plot, the property boasts beautifully maintained gardens, ample off-street parking, and breath taking, uninterrupted views over the open countryside to the rear.

Upon entering, you are welcomed into a bright and airy entrance hall leading into a lounge/dining room filled with natural light, a perfect space for relaxation and entertaining. The separate dining room provides an excellent setting for family meals or social gatherings, seamlessly complementing the well-equipped fitted kitchen which offers plentiful storage and work surfaces to meet the demands of modern living.

The property features three generously sized bedrooms, with the main bedroom enjoying the added luxury of a dedicated dressing area, creating a private retreat within the home. The modern family bathroom serves the main accommodation efficiently.

A particular highlight is the versatile loft space, complete with its own toilet and sink, providing flexible space that could be used as a guest suite, home office, hobby room, or additional living area to suit your needs.

Externally, the bungalow benefits from a good-sized, beautifully tended garden that invites outdoor enjoyment whether that's gardening, alfresco dining, or simply relaxing while taking in the tranquil surroundings. A private driveway to the front offers off-street parking for numerous vehicles, complemented by the garage/store for additional storage or workshop space.

The rear garden enjoys stunning, uninterrupted views across rolling countryside, offering a peaceful and picturesque backdrop that changes with the seasons, perfectly capturing the essence of semi-rural living.

Combining generous indoor space, a charming outdoor environment, and an enviable semi-rural setting close to local amenities, this property represents a rare opportunity. Early viewing is highly recommended to fully appreciate all that this delightful bungalow has to offer.



Material Information

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information web brochure. Alternatively, you can contact our team for this information.

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: Bungalow

Property construction: Standard brick and block construction

Energy Performance rating: D

Number and types of room: 3 bedrooms, 2 bathrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Cesspit

Heating: Mains gas-powered central heating is installed. The system was installed on 15 Dec 2021.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - OK, Vodafone - OK, Three - OK, EE - OK

Parking: Driveway and Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Loft access: Yes - insulated and boarded, accessed by:

Permanent stairs

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



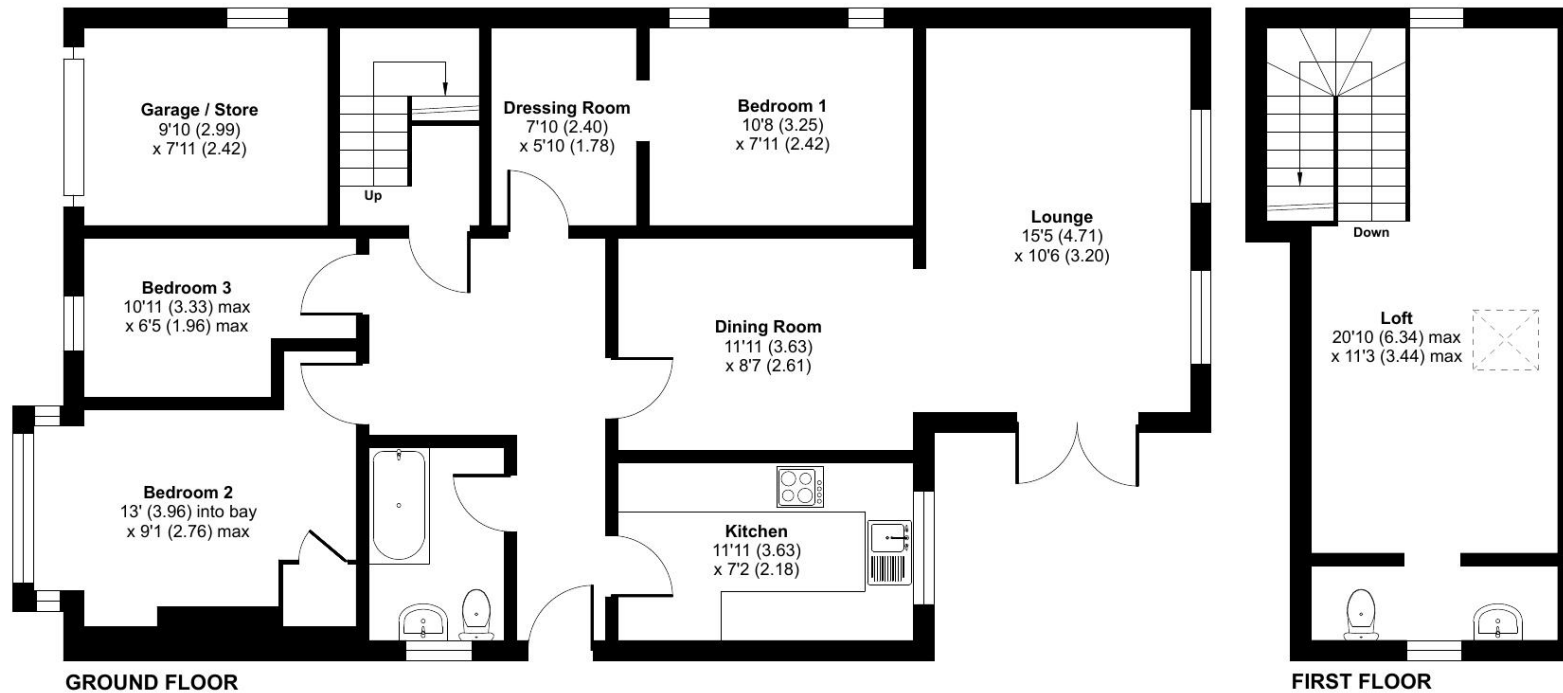


Approximate Area = 1181 sq ft / 109.7 sq m

Garage / Store = 78 sq ft / 7.2 sq m

Total = 1259 sq ft / 116.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Luscombe Maye. REF: 1339974



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Yealmpton:

The Old Bakery, Market Street,

Yealmpton PL8 2EA

01752 880044

yealmpton@luscombemaye.com

www.luscombemaye.com