

## Paddock Close, Beare Green

Guide Price £375,000

EPC Rating '73'

- TWO DOUBLE BEDROOMS
- MID TERRACED HOUSE
- LIVING ROOM & SEPARATE STUDY/P PLAYROOM
- LOW MAINTENANCE COURTYARD GARDEN
- GARAGE IN BLOCK & PARKING
- MODERN FITTED KITCHEN
- STYLISH BATHROOM
- QUIET CUL DE SAC LOCATION
- SHORT DRIVE TO HORSHAM & DORKING TOWN CENTRE
- CLOSE TO COUNTRYSIDE & HOLMWOOD TRAIN STATION



A contemporary and well-presented two double bedroom home, offering a low-maintenance rear garden and a garage in a nearby block. Ideally located within walking distance of Holmwood train station, local shops, and stunning surrounding countryside, the property is particularly well suited to first-time buyers or those looking to move straight in.

The accommodation begins with an entrance hall leading into a stylish kitchen fitted with a range of modern units, generous worktop space, an integrated cooker and hob, and room for additional appliances. The living room sits at the heart of the home, providing a comfortable space for both dining and relaxation, complete with laminate flooring and direct access into the conservatory. This versatile additional reception room also features laminate flooring and enjoys pleasant views over the garden, with doors opening out for easy indoor-outdoor living.

Upstairs, the principal bedroom is a spacious double with ample room for freestanding furniture. The second bedroom is also a well-proportioned double, offering flexibility as a guest room or home office if required. A modern family bathroom completes the first floor, fitted with a sleek white suite and contemporary finishes.

Externally, the front garden is laid mainly to lawn with a pathway and steps leading to the entrance. To the rear, the property enjoys a fully enclosed, low-maintenance garden with a pleasant seating area, ideal for outdoor dining and entertaining. Additional benefits include a garage located in a nearby block.

#### Council Tax & Utilities

The council tax band is D. The property is connected to mains water, gas, sewerage and electricity. The broadband is a FTTC connection.

**PLEASE NOTE:** There is a maintenance fee for the residents association which is currently £135 per annum, and covers the costs for the association as well as maintenance around the close.

#### Location

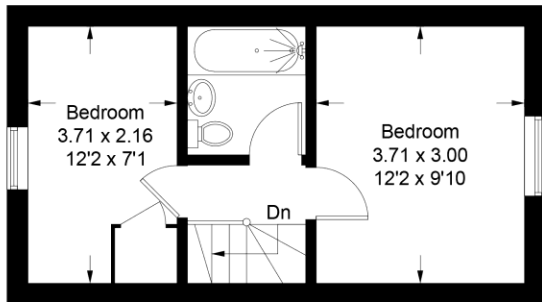
Paddock Close is situated in the picturesque village of Beare Green, which offers everything for day-to-day needs with a range of shops, café, village hall, school and recreation ground. For the commuter, Holmwood train station is within a short 3-minute walking distance, Dorking (3.5 miles) and the 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.

**VIEWING** - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD. Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

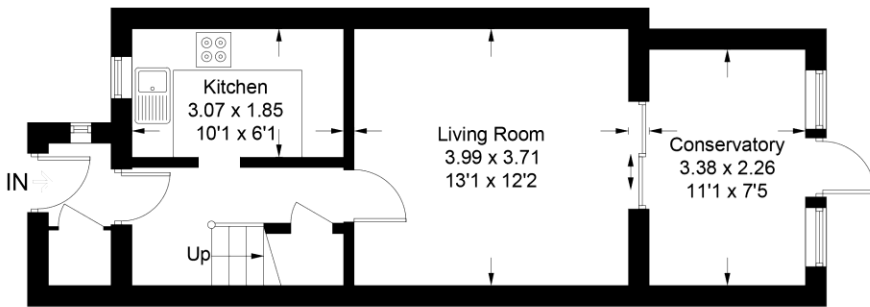


## Paddock Close RH5

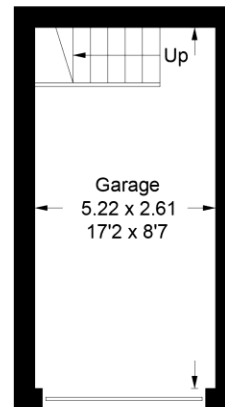
Approximate Gross Internal Area = 64.6 sq m / 696 sq ft  
 Garage = 27.0 sq m / 291 sq ft  
 Total = 91.6 sq m / 987 sq ft



First Floor

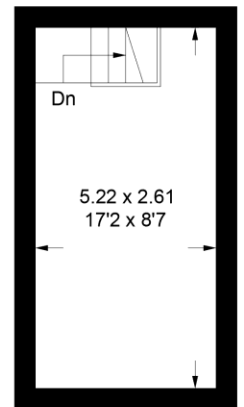


Ground Floor



(Not Shown In Actual Location / Orientation)

Garage - Ground Floor



Garage - 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. (ID1294607)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band D

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

Cummins House, 62 South Street, Dorking, Surrey, RH4 2HD

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