



Foley Cottage Henfold Lane, Holmwood, RH5 4NX

Price Guide £1,250,000



- SUPERB DETACHED CHARACTER HOME
- FOUR RECEPTION ROOMS
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- UTILITY ROOM AND CELLAR
- DOUBLE GARAGE AND DRIVEWAY
- PARKING
- FOUR BEDROOMS
- MODERN AND PERIOD FEATURES
- TWO STUDY AREAS
- NO ONWARD CHAIN
- A BONUS GARDEN MEASURING APPROX 125' X 70'

## Description

This beautifully presented four bedroom detached home has undergone extensive renovation in recent years and now provides a perfect mix of modern living and original features. The bright and spacious accommodation is arranged over three floors and adaptable to suit individual needs.

Accommodation comprises of a large entrance hall that gives access to both formal reception rooms. The sitting room includes a bay widow with views of the garden and an open fireplace a focal point of the room. Engineered oak flooring flows through into the dining room (16'4 x 11'11) that interconnects with the kitchen/breakfast room. Stairs lead from the dining room up to a further sitting room with far reaching views across farmland and Holmwood common. There is also a home office with a similar outlook. The kitchen/breakfast room is a real feature of the home with a mixture of full height windows and bi-fold doors leading out to a rear terrace, providing a perfect place to entertain. The kitchen area includes a range of base units with matching eye level cupboards. There is a centre island with butler sink complimented by granite working surfaces and a large adjoining breakfast table. The ground floor accommodation is completed with a separate utility room and W.C. The lower ground floor consists of a wine cellar and a further reception room currently arranged as a study/family room.

Two separate staircases provide access to the first-floor accommodation where four bedrooms with varying aspects can be found. The double aspect master bedroom (15'1 x 13'0) is beautifully presented and includes a built-in wardrobe and stunning ensuite bathroom with a freestanding rolltop bath and walk in shower. Three further bedrooms are serviced by a separate shower room. There is also eaves storage and a large airing cupboard.

Externally the property enjoys direct access on to a private cottage style garden, screened with mature hedgerow borders the garden is mainly laid to lawn with two patio areas. Beyond the shared driveway is a double garage with parking for numerous vehicles, a green house with raised flower beds and an east facing lawn measuring approx. 125' x 70' which includes a seating area and garden room.

N.B Please note these are stock photos from 2022



## Situation

Located between Dorking and Newdigate and situated moments from Holmwood Common the property is within easy reach of acres of National Trust common land, ideal for walking and cycling.

The villages of Newdigate and Beare Green are close by and both offer local facilities including shops, schools, churches and a commuter station at Beare Green (Holmwood).

Dorking town offers a comprehensive range of facilities with 5 supermarkets, a well-regarded range of national and local shops and restaurants, the Dorking Halls, which includes a cinema, and adjacent sports centre, doctors surgeries and 3 railway stations with services North, South, East & West.

The immediate area offers some of the county's finest walking, riding and cycling countryside with Holmwood Common, Leith Hill, Box Hill, Ranmore, Headley Heath and Norbury Park all close at hand.

Access to the M25 is at Junction's 8 & 9, Reigate and Leatherhead respectively and Gatwick Airport is about 12 miles.

**Tenure**

Freehold

**EPC**

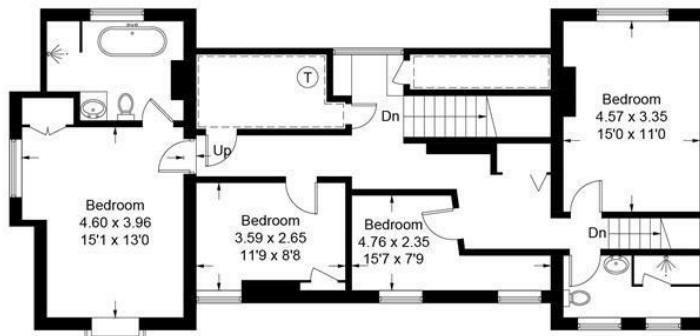
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**Council Tax Band**

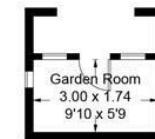
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[ ] = Reduced headroom below 1.5m / 5'0

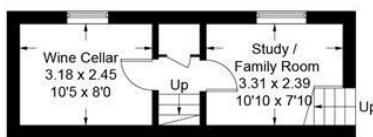
Approximate Gross Internal Area = 224.2 sq m / 2413 sq ft  
Cellar = 19.4 sq m / 209 sq ft  
Garages & Garden Room = 39.2 sq m / 422 sq ft  
Total = 282.8 sq m / 3044 sq ft



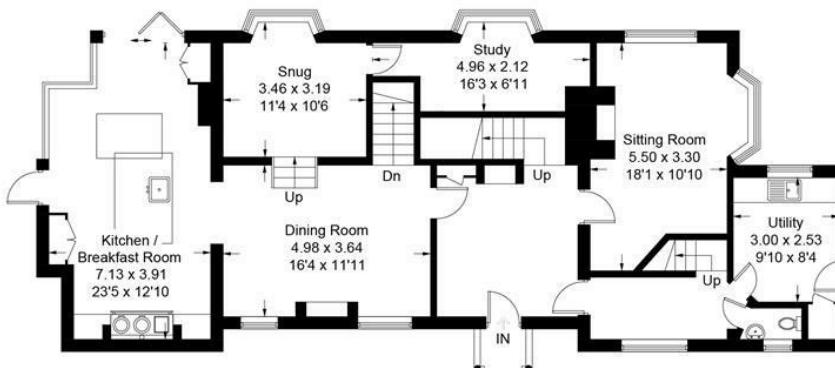
First Floor



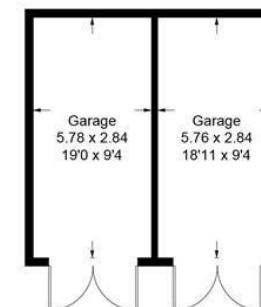
(Not Shown In Actual Location / Orientation)



Cellar



Ground Floor



(Not Shown In Actual Location / Orientation)

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. (ID889025)

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