



Bentsbrook Road

North Holmwood

Guide Price £400,000

Property Features

- TWO DOUBLE BEDROOMS
- PERIOD FEATURES
- OFF ROAD PARKING AT REAR
- OPEN PLAN LIVING/DINING ROOM WITH LOG BURNER
- SOUTH FACING ENCLOSED GARDEN
- SHORT DRIVE TO DORKING TOWN CENTRE
- CLOSE TO STUNNING COUNTRYSIDE
- POTENTIAL TO UPDATE AND EXTEND STPP
- FAMILY BATHROOM WITH WALK IN SHOWER
- CLOSE TO DOCTORS SURGERY AND VILLAGE SHOP



Full Description

A charming and well-presented two-bedroom semi-detached home in the sought-after village of North Holmwood, offering comfort, convenience and character. This well-loved family home comes to the market for the first time in over 50 years and features a landscaped South facing rear garden, off road parking and excellent access to local amenities, countryside walks, schools and a nearby playground, making it an ideal choice for first-time buyers, young families or downsizers.

The property begins in the entrance hall which leads through to the generous 18ft living/dining room. Bathed in natural light, this versatile space easily accommodates both a cosy seating area and dining area, with a wood-burning stove creating a warm and inviting focal point. The bright kitchen offers traditional white cabinetry, ample worktop space and provision for freestanding appliances. To the rear, the sunny conservatory provides a flexible additional living area with patio doors opening directly onto the garden – perfect for entertaining or simply relaxing.

Upstairs, the landing gives access to all rooms, a loft hatch and airing cupboard. The principal bedroom is a spacious 13'7" x 9'9", complete with two built-in wardrobes. Bedroom two is another double, ideal as a guest room, nursery or home office. The family bathroom offers a large walk-in shower with sleek tiling as well as a W/C and vanity unit.

Outside

The pretty South facing rear garden has been thoughtfully landscaped for easy maintenance, with established borders, an area of patio off the conservatory and a large area of lawn. A large brick shed provides fantastic additional storage and further benefits from an outside toilet. At the bottom of the garden is a raised area, currently used as a seating area but could be utilised as off-road parking for one car.

Utilities The property falls under Council Tax Band D. The property is serviced by mains sewerage, water, gas and electricity.

Location

Bentsbrook Road is situated within the much sought after North Holmwood offering a local shop, village green with pond overlooked by St John's Church, local school and Holmwood Common. Dorking town centre is under two miles to the North and offers comprehensive shopping and recreational facilities, as well as a mainline train station (London Victoria and London Waterloo in 54 minutes). There are good road connections to London and the south coast, whilst the M25 motorway (Junction 9) is within 10 miles, giving access to Heathrow Airport. Gatwick Airport lies approximately 10 miles to the south. Surrounding the village there is miles of open countryside including the outstanding North Downs, Box Hill and Ranmore Common, which are ideal for walking and riding enthusiasts.

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.



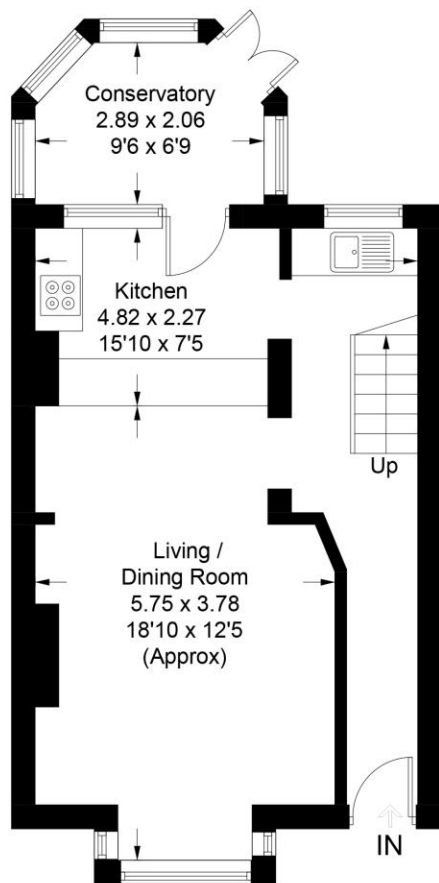


Bentsbrook Road, RH5

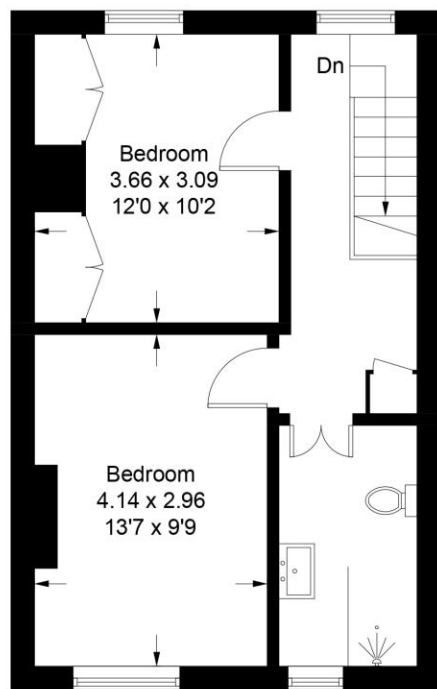
Approximate Gross Internal Area = 81.9 sq m / 881 sq ft

Utility / Store = 8.0 sq m / 86 sq ft

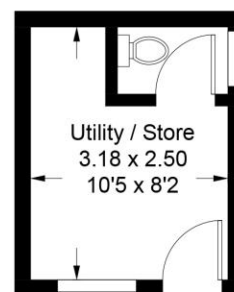
Total = 89.9 sq m / 967 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

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. (ID1235591)

CONTACT

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