



22 Oak End, Beare Green, Dorking, Surrey, RH5 4SJ

Price Guide £575,000



- EXTENDED FAMILY HOME
- THREE BEDROOMS
- PRIVATE CUL DE SAC
- MODERN KITCHEN
- VILLAGE LOCATION
- SUPERB OPEN PLAN LIVING
- BEAUTIFULLY PRESENTED
- GARDEN STUDIO
- GARAGE + PARKING
- CLOSE TO HOLMWOOD STATION

Description

Nestled in a tranquil private cul-de-sac, this superbly presented three-bedroom family home offers a perfect blend of modern living and convenience. Recently extended, the property is ideally located just a short stroll from Holmwood Station and the charming village centre, making it an excellent choice for families and commuters alike.

Upon entering, one is immediately drawn to the open plan kitchen, dining, and living room, which serves as the heart of the home. This inviting space is bathed in natural light and features bi-fold doors that seamlessly connect the indoors with the beautifully landscaped garden, creating an ideal setting for both relaxation and entertaining. The stylish kitchen is equipped with a range of wall and base units, generous work surfaces, and a breakfast bar, making it a delightful area for culinary pursuits.

The first floor comprises three well-proportioned bedrooms, each offering varying aspects that enhance the overall appeal of the home. A modern family bathroom completes this level, providing a comfortable and functional space for daily routines.

Externally, the landscaped garden is a true highlight, featuring a spacious patio area perfect for al fresco dining and a raised lawn that adds to the charm of the outdoor space. Additionally, a fantastic garden studio offers versatile options, whether for a home office, summer house, or playroom. The property also benefits from a garage and resident parking, ensuring convenience for residents and guests.

This delightful family home in Beare Green is not to be missed, offering a wonderful lifestyle in a sought-after location.

Situation

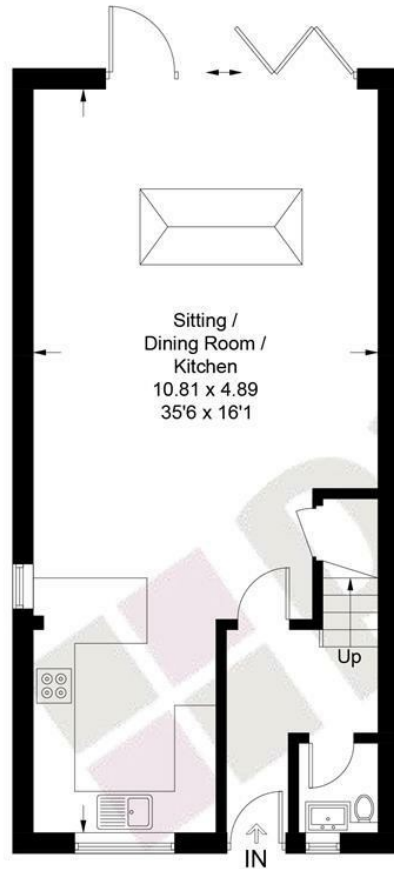
Nestled on the southern edge of Dorking, the charming village of Beare Green offers the perfect blend of relaxed country living and convenience. This idyllic location boasts great local amenities and beautiful rural surroundings, yet remains close to Holmwood train station with direct trains to London Victoria and nearby towns. Additionally, Holmwood Common, a stunning National Trust-owned woodland, is less than ten minutes drive away.

Nearby Dorking is an traditional market town that effortlessly offers modern amenities and plentiful shopping. Surrounded by picturesque landscapes, including Box Hill, it offers a serene retreat, together with a vibrant high street with boutique shops, cosy cafes, gastro pubs and restaurants. The area benefits from superb transport links, with easy access to Dorking, the M25, and regular train services to London Waterloo and Victoria. For outdoor enthusiasts, there are endless cycling routes, dog walking and hiking in the nearby Surrey Hills, offering opportunities to explore and relax.

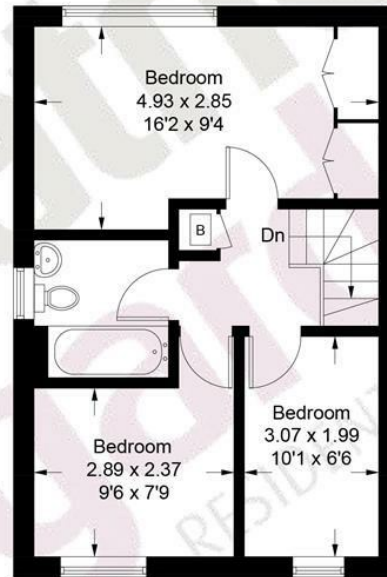
Tenure	Freehold
EPC	C
Council Tax Band	D
Private Road Charge	£34 Per Month



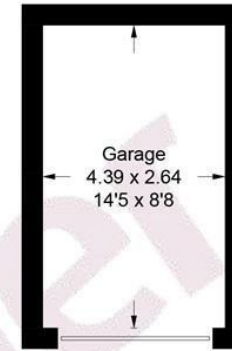
Approximate Gross Internal Area = 93.2 sq m / 1003 sq ft
 Garage = 11.7 sq m / 126 sq ft
 Summer House = 13.8 sq m / 148 sq ft
 Total = 118.7 sq m / 1277 sq ft



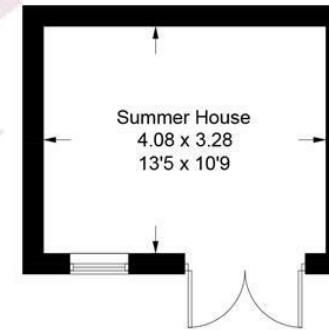
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(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. (ID1300649)

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