



**2 Northwood Cottages Horsham Road, Capel – RH5 5JW**

Guide Price £825,000 to £860,000

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# 2 Northwood Cottages Horsham Road

Capel, Dorking

- 3 double sized bedrooms and 3 reception rooms
- Beautifully renovated and spacious semi-detached house of 1,478 sq ft
- Originally built for the signallers of the railway in the Victorian era
- Secluded 0.21 acre zoned plot with fine outlook
- Driveway for at least 6 vehicles and double garage with power and loft
- Fantastic south east facing vaulted 33'3 x 17'8 kitchen/dining/family room with AGA and bi-fold doors
- Potential to further enlarge over double garage and into the property's loft
- High specification 520 sq ft studio/clinic/annex
- Semi rural but convenient location equidistance of Dorking and Horsham
- Vendor suited

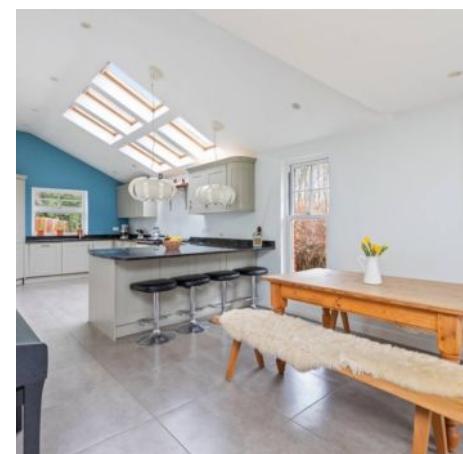
Guide Price £825,000 to £860,000 An exceptional and versatile 3 double bedroom, 3 reception room semi detached Victorian house of 1,478 sq ft which has been the subject of an extensive refurbishment programme by the current sellers and boasting a 33'3 x 17'8 kitchen/dining/family room, clinic/annex, large driveway, double garage and private 0.21 acre plot.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





Guide Price £825,000 to £860,000

An exceptional and versatile 3 double bedroom, 3 reception room semi-detached Victorian house of 1,478 sq ft, originally built for the signallers of the railway and the subject of an extensive refurbishment programme by the current sellers.

The property benefits from a fine open outlook, superb south east facing 33'3 x 17'8 vaulted kitchen/dining/family room, extremely private 0.21 acre plot, ample driveway parking for at least 6 vehicles, double garage and a fantastic 520 sq ft clinic/studio/annex which is prime for those with a business or relative.

This unique home is situated in a semi-rural but convenient location situated within 5 miles of both Horsham and Dorking on the Surrey/West Sussex borders. Highly regarded schools, shopping facilities, stunning walks and major air, rail and road links are nearby.

The accommodation comprises: entrance hallway, bath/shower room and the magnificent south east facing, 33'3 x 17'8 vaulted kitchen/dining/family room with under-floor heating which has been re-modelled with a beautiful selection of Shaker style units, Granite work surfaces, integrated appliances, electric AGA and bi-folding doors onto the garden.

A door leads into the snug with under-stairs storage and wood burner, sitting room with open fireplace and the vaulted study/office with French doors onto the lawned garden.

From the snug a set of stairs rise to the first floor with loft access which offers an opportunity to convert, if required. There are 3 well-proportioned double sized bedrooms with



Capel is equidistant of Dorking and Surrey (approximately 5 miles away). Warnham lies 3 miles away and is a pretty and historic village with stunning country walks, close to Horsham. Within the village, there is a highly regarded Church of England primary school, a convenient village store for everyday needs and an acclaimed butchers supplying the best of locally sourced produce. Two excellent country pubs offer superb indoor/outdoor dining facilities and a warm welcome. Warnham is home to a magnificent deer park and the 92-acre Nature Reserve, a treasured heritage asset to the Horsham district with its multiple habitats, wildlife and dominating Millpond. Providing ample parking, a cake-filled café, picnic facilities, trails and hides, there are attractions for the whole family. Access to the nearby Downs Link provides breath-taking routes for the avid cyclist, horse-rider or walker. Warnham has its own train station with direct links to London Victoria and Waterloo. The vibrant town of Horsham is alive with regular markets and enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable restaurants, bars and impressive high-quality shopping. Fine-dining and 5\* spa hotels, pubs and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens.

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- Beautifully renovated and spacious semi-detached house of 1,478 sq ft
- Originally built for the signallers of the railway in





## Mansell McTaggart Horsham

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