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

Guide Price **£825,000 - £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 × 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 × 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 feature fireplaces, and the principal bedroom is equipped with a bespoke selection of fitted wardrobes. Benefits include double glazed windows and oil-fired central heating to radiators (boiler located externally to the rear of the property). A long driveway off the main road leads onto the private driveway with parking for at least 6 vehicles and concrete hard-standing offering plenty of space for a motorhome or caravan. The double garage with power, workshop area and a loft hatch into a large void offers great potential to convert subject to the necessary consents. A quite amazing and high specification brick-built 520 sq ft clinic/studio/annex with under floor heating is simply perfect for those requiring a business or relatives on site. The accommodation consists of entrance/reception room with kitchenette, shower room and inner hallway leading into 2 treatment rooms or bedrooms. The 0.21 acre plot offers an excellent degree of privacy and the land adjacent to the railway track is protected and there is a very slim chance of any development being possible. The 233' wide x 56' deep (maximum measurement) garden is predominantly lawned with established borders and the path and paved seating area lead off the kitchen. A useful brick-built outbuilding provides space for a chest freezer and tumble dryer or could be an art studio or general store room. The current residents have resided in the property for over 21 years, and their children were permitted use of the adjoining woodland for parties, building dens and camping but any future access would need to be approved by that owner.

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.

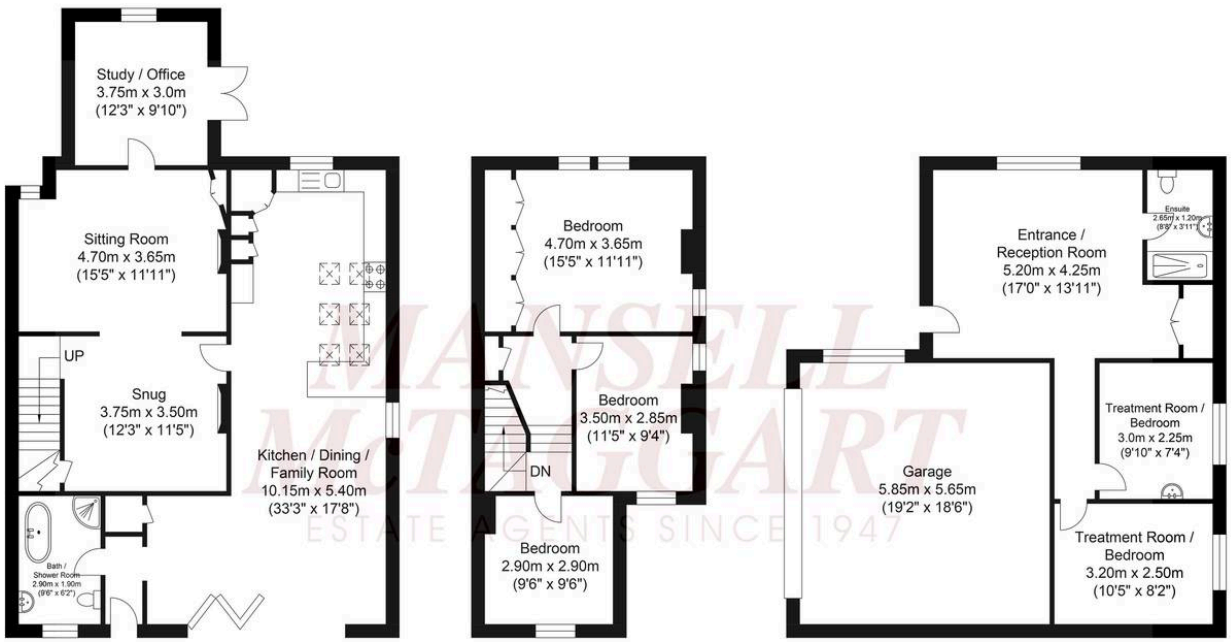
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- 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



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Ground Floor
Approximate Floor Area
1017.72 sq ft
(94.55 sq m)

First Floor
Approximate Floor Area
460.48 sq ft
(42.78 sq m)

Garage
Approximate Floor Area
358.76 sq ft
(33.33 sq m)

Outbuilding
Approximate Floor Area
520.75 sq ft
(48.38 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 137.33 sq m / 1478.20 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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