

11 Holmefield Place
New Haw
Addlestone
KT15 3AY





11 Holmefield Place

£265,000

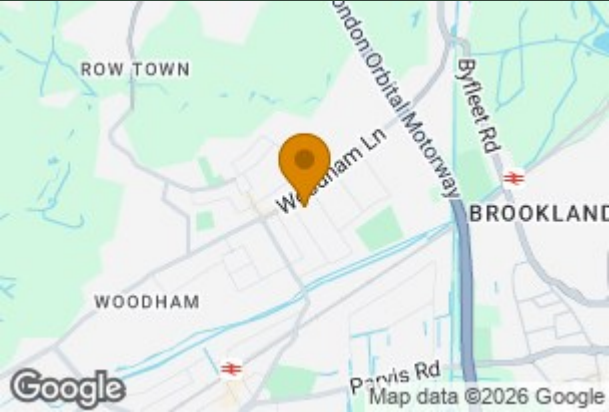
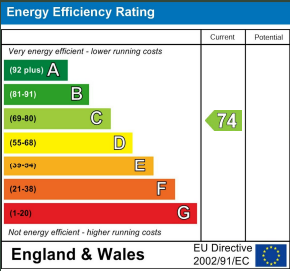
Peaceful, private and practical, this ground floor apartment sits within a leafy setting at Holmefield Place - quietly set back, yet wonderfully connected. There's an immediate sense of calm here, a feeling of being removed from the pace of everyday life, while still just moments from the heart of New Haw and within easy reach of the mainline station.

From the moment you enter, the home opens into a well-balanced, free-flowing living space, thoughtfully arranged to create a natural sense of flow. The main reception brings together kitchen, dining and living areas in clearly defined zones - a layout that feels both functional and sociable, working effortlessly for day-to-day living. Whether you're preparing meals, sitting down to dinner or creating a spot to work from home, the space adapts with ease.

- Ideal central location for New Haw shops, amenities, park & mainline station (Waterloo within half an hour)
- Peaceful ground floor apartment in a tucked back setting within Holmefield Place
- Well-balanced free-flowing living with defined kitchen, dining & living areas - integrated kitchen appliances included
- Two comfortable double bedrooms, main with en-suite shower
- Separate family bathroom supporting a practical layout, thoughtfully positioned for the second bedroom & guest use
- Communal gardens to the rear, surrounded by established trees, creating a sense of privacy
- Allocated parking space & visitor parking, adding everyday convenience for both residents & guests
- A setting that supports both an active lifestyle & quieter moments to slow down
- EPC: C / Council Tax Band: C
- Lease remaining: 106 yrs & pets permitted with written permission

Local Authority
Woking

Council Tax Band
C



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Ground Floor
54.0 sq.m. (581 sq.ft.) approx.

Marketed By mint homes Ltd

TOTAL FLOOR AREA : 54.0 sq.m. (581 sq.ft.) approx.

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