



7 Honeysuckle Lane, North Holmwood, Dorking, Surrey, RH5 4TF

Guide Price £375,000



- SUPERB TWO BEDROOM HOME
- WEST FACING SECLUDED GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO GOOD SIZED BEDROOMS
- IDEAL FIRST TIME PURCHASE
- POPULAR LOCATION JUST OUTSIDE DORKING
- PARKING & GARAGE EN BLOC
- MODERN FITTED KITCHEN
- FAMILY BATHROOM
- UPDATED BOILER & DOUBLE GLAZED WINDOWS

Description

A well-presented two-bedroom home, ideally positioned within this popular and sought-after residential development. Having been thoughtfully updated by the current owner, the property offers comfortable and practical accommodation, making it an excellent choice for a first-time buyer, young couple or those looking for a well-maintained home with outdoor space.

The accommodation begins with an entrance hall providing access to the principal rooms. The recently updated modern kitchen is fitted with a range of base units and matching eye-level cupboards, generous work surfaces and space for the usual appliances.

The well-proportioned living room provides plenty of space for relaxing and dining, with room for a small table and chairs. Double doors provide direct access to the rear garden, creating a natural extension of the living space during the warmer months.

Upstairs are two bedrooms and a family bathroom. The spacious principal bedroom benefits from built-in wardrobes and a pleasant outlook over the rear garden. The second bedroom is currently arranged as a home office/guest room, offering useful flexibility depending on the needs of the new owner.

Outside, the rear garden extends to approximately 30ft and enjoys a desirable westerly aspect, making it an excellent space for afternoon and evening sunshine. A patio area provides an ideal setting for outdoor dining and entertaining, with the remainder of the garden offering further scope for planting or relaxation. The property also benefits from allocated parking and a garage en bloc.

A fantastic opportunity to acquire a well-presented two-bedroom home in a popular setting, with a modern kitchen, west-facing garden and garage — particularly well suited to a first-time buyer.

Important Information: We are required under the Estate Agents Act 1979 and the Provision of Information Regulation 1991 to point out that the client we are acting for in the sale of this property is a "connected person" as defined by that Act.

Situation

The property is situated within a popular and well-established residential development in North Holmwood, a sought-after village on the outskirts of Dorking.

North Holmwood offers a good range of everyday amenities, including a local general store with post office counter, doctors' surgery, village hall and the historic Church of St John's. The village green and pond provide a pleasant focal point for the local community.

Dorking town centre is approximately two miles away and offers an excellent selection of independent and national shops, cafés, restaurants and pubs. Dorking Halls, situated on the High Street, provides a varied programme of theatre, cinema and live entertainment, while the adjoining leisure centre offers a range of sporting and fitness facilities.

For commuters, Dorking mainline station provides services to London Victoria and London Waterloo via Epsom and Clapham Junction, with journey times of approximately 55 minutes. Dorking Deepdene and Dorking West stations provide additional services towards Guildford, Reigate, Gatwick and beyond.

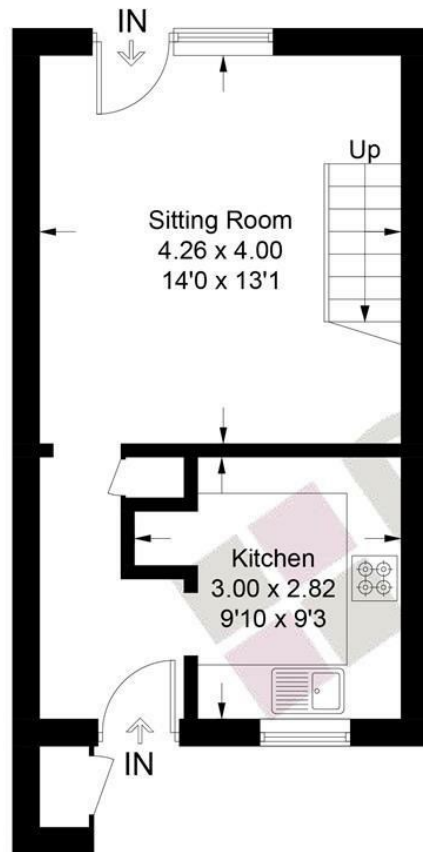
The area is particularly well served for education, with a selection of well-regarded primary schools in and around North Holmwood and Dorking, including St Paul's,

Tenure
EPC
Council Tax Band

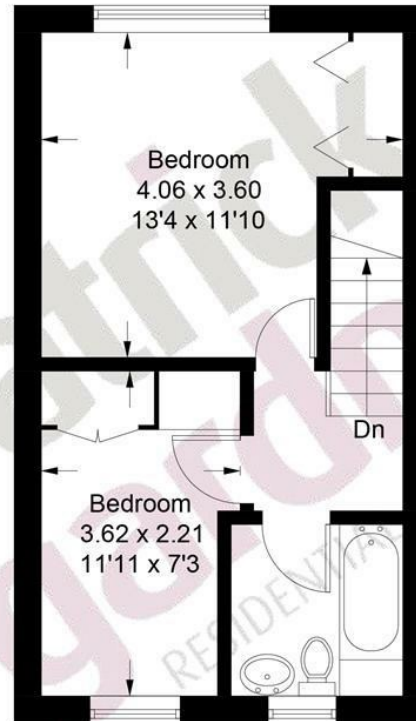
Freehold
C
D



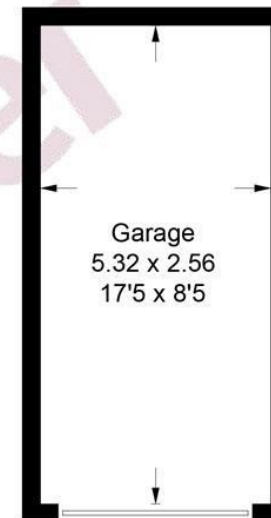
Approximate Gross Internal Area = 59.1 sq m / 636 sq ft
 External Cupboard = 0.5 sq m / 5 sq ft
 Garage = 13.5 sq m / 145 sq ft
 Total = 73.1 sq m / 786 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Garage

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. (ID1288748)

www.bagshawandhardy.com © 2026