



patrick
gardner
RESIDENTIAL

49 Wildcroft Drive, North Holmwood, RH5 4TX

Price Guide £650,000



- SUPERB DETACHED FAMILY HOME
- LARGE THROUGH LOUNGE/DINING ROOM
- FOUR DOUBLE BEDROOMS
- LARGE LANDSCAPED REAR GARDEN
- EXTERNAL CABIN WITH ELECTRICS
- LOCATED IN POPULAR DORKING VILLAGE
- KITCHEN WITH SEPARATE UTILITY
- MASTER WITH EN-SUITE BATHROOM
- DRIVEWAY PARKING + GARAGE
- DOWNSTAIRS WC

Description

Nestled in the popular village of North Holmwood, this delightful four-bedroom detached family home on Wildcroft Drive offers the perfect blend of comfort and modern living. Just a stone's throw from Dorking, this property is ideally situated for those seeking a peaceful yet convenient lifestyle.

Upon entering, you are welcomed by a spacious hallway that leads to all principal ground floor rooms, including a convenient downstairs WC. The heart of the home is a large open-plan lounge and dining room, featuring a large bay window that provides views of the front garden. This inviting space also boasts doors that open directly onto the beautifully landscaped rear garden, creating a seamless connection between indoor and outdoor living.

The bright and spacious, modern fitted kitchen also offers views over the rear garden and incorporates a useful separate utility area for added convenience.

The first floor comprises four good sized double bedrooms, ensuring ample space for family and guests alike. The master bedroom features an en-suite bathroom, providing a private retreat, while the family bathroom serves the remaining bedrooms with ease.

Additional features of this property include a garage and driveway parking, ensuring that you have plenty of space for vehicles. The large rear garden is a real feature of the property, perfect for children to play or for summer entertaining. An insulated external cabin with power adds versatility, making it an ideal home office or creative space and there are two vegetable beds at the bottom of the garden with built in compost bins for those interested in growing their own.

This property is a wonderful opportunity for families looking to settle in a friendly community, with excellent local amenities and transport links nearby.

Situation

This detached house sits comfortably within a highly regarded and established residential development in the popular village of North Holmwood. Local amenities include a general convenience store, which includes a post office counter, the Church of St. Johns, coffee shop, village green with pond, doctors' surgery and village hall.

Dorking Town Centre is within approximately two miles and offers a well-regarded selection of local and national shops, restaurants and pubs, whilst Dorking Halls offers cultural entertainment including a theatre and cinema and an adjoining sports centre.

Dorking offers a highly regarded selection of primary and secondary schools and the immediate area offers some of the County's finest walking, riding and cycling countryside with Box Hill, Headley Heath, Ranmore Common, Leith Hill and Holmwood Common all close by. North Holmwood itself is serviced with regular bus routes into Dorking and surrounding areas and Dorking Mainline Station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction with a journey time of approx. 55 minutes. There are two further stations, Dorking Deepdene & Dorking West, providing services to Guildford, Reigate, Gatwick and beyond.

Tenure

Freehold

EPC

C

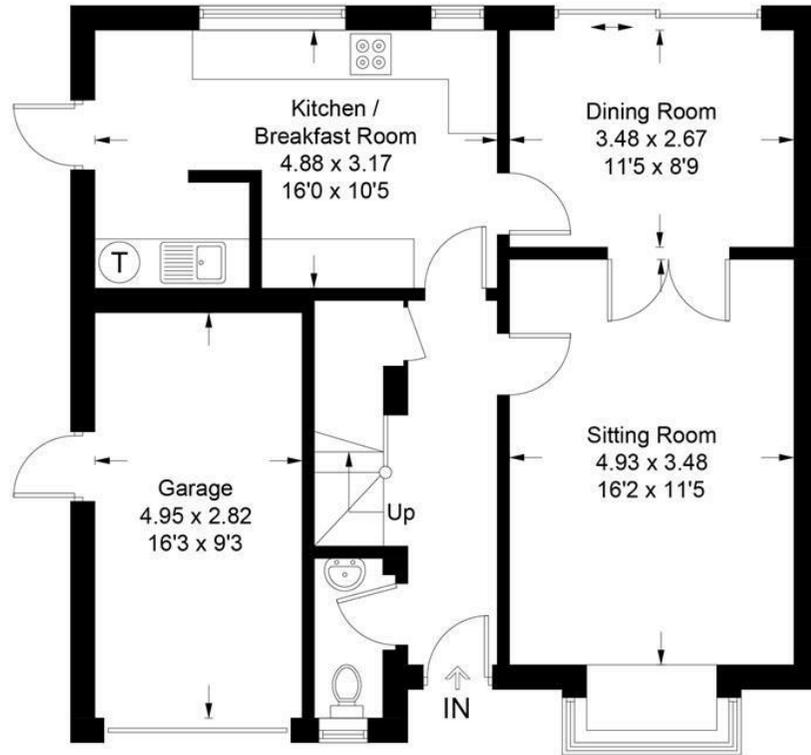
Council Tax Band

E

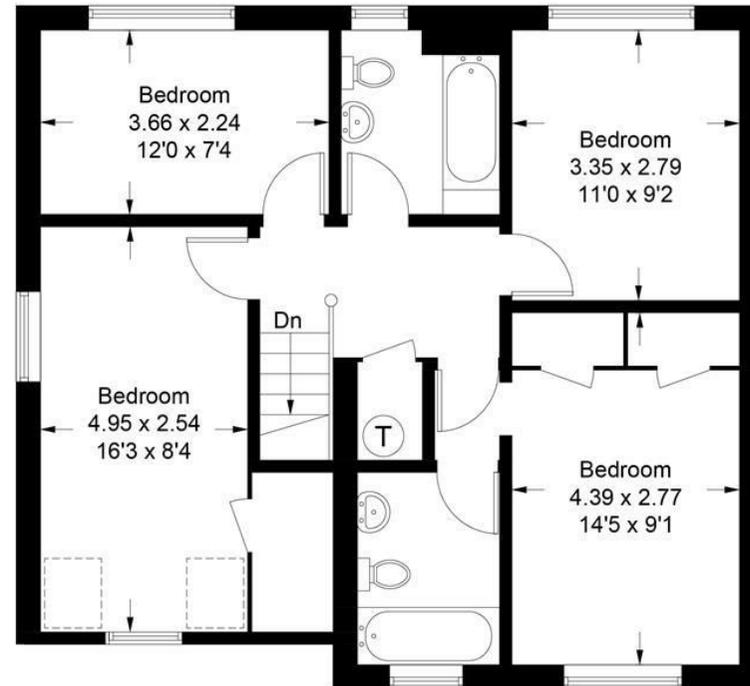


 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 120.4 sq m / 1296 sq ft
Garage = 12.7 sq m / 137 sq ft
Total = 133.1 sq m / 1433 sq ft



Ground Floor



First Floor

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. (1255038)
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