



Markham Road

Capel

Guide Price £525,000

Property Features

- THREE BEDROOM DETACHED HOUSE
- OPEN PLAN KITCHEN/DINING ROOM
- SUNNY CONSERVATORY
- LIVING ROOM WITH LOG BURNER
- DRIVEWAY PARKING
- RECENTLY UPDATED BATHROOM
- SECLUDED REAR GARDEN
- CAPEL VILLAGE
- QUIET CUL-DE-SAC LOCATION
- SHORT DRIVE TO DORKING & HORSHAM



Full Description

A beautifully presented and thoughtfully extended detached family home, tucked away in a quiet cul-de-sac within the highly sought-after village of Capel. Modernised and reconfigured to create a superb flow of living space, this attractive three-bedroom property offers versatile accommodation, ample off-road parking and a private rear garden ideal for family life and entertaining.

The well-proportioned accommodation is arranged over two floors and begins with a bright and welcoming entrance hall, providing access to all ground-floor rooms, including a convenient cloakroom. To the front of the property, the spacious sitting room features a recently installed log-burning stove, creating a cosy focal point and offering plenty of space for comfortable seating. The sitting room flows seamlessly into the impressive open-plan kitchen and dining area, which forms the heart of the home. The kitchen is fitted with a range of contemporary units, a Rangemaster-style gas cooker, integrated appliances, and a central breakfast bar, perfect for casual dining and socialising. Adjacent to the kitchen is a dedicated dining area, ideal for family meals and entertaining guests. To the rear, the conservatory enjoys pleasant views over the garden and provides direct access to the outdoor space, creating a wonderful connection between inside and out. Completing the ground floor is the former garage, which has been converted to provide valuable additional living space. Currently arranged as a home gym and utility room, it offers excellent flexibility and could easily serve as a home office, playroom, or second reception room.

Upstairs, there are three bedrooms and a stylishly updated family bathroom. The principal bedroom is a generous double room with built-in wardrobes and attractive views. Bedroom two is also a comfortable double, benefitting from built-in storage and overlooking the rear garden, while bedroom three is a well-proportioned single room with useful storage space above the stairs. The contemporary family bathroom offers a white suite with a full-size bath and wall-mounted shower, sink and vanity unit for additional storage.

Outside, the delightful rear garden provides a private setting for relaxation and outdoor entertaining, further enhancing the appeal of this superb family home. The garden offers a low maintenance, secluded space to enjoy all year round, with side access and an area of decking providing the ideal spot for a table and chairs. To the front of the property is driveway parking for up to two cars.

Council Tax Band & Utilities

This property falls under Council Tax Band E. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection.

Location

Markham Road is just moments away from Capel Village which offers a selection of shops, public house, village school, doctors' surgery and church. Ockley village is just 1 mile away, offering a popular farm shop, public houses, sports clubs as well as a train station with direct services to London Victoria. For more comprehensive shopping and recreational facilities, the major shopping centres of Dorking and Horsham are 7 miles equidistant in opposite directions, both easily accessible via the A24. They also have mainline stations to London Waterloo and London Victoria respectively. The general area around Dorking and Capel is famous for its outstanding natural beauty offering many fine country walks - perfect for walking and riding enthusiasts. The property is also within a short drive from Gatwick Airport and the M25 is easily accessed from Leatherhead or Reigate easily accessing Heathrow Airport.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

Agents Notes: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.





Markham Road, RH5

Approximate Gross Internal Area = 102.0 sq m / 1098 sq ft



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 any decisions reliant upon them. (ID1307442)

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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