



patrick  
gardner  
RESIDENTIAL

6 Brook Valley, Mid Holmwood, Dorking, Surrey, RH5 4EZ

Price Guide £450,000



- ATTRACTIVE CHARACTER COTTAGE
- FACING HOLMWOOD COMMON
- TWO DOUBLE BEDROOMS
- PERIOD FEATURES
- KITCHEN WITH ADJOINING GARDEN ROOM
- SUPERB LOCATION
- WEST FACING GARDEN
- TWO RECEPTION ROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING

## Description

Occupying a wonderful position, this superbly presented mid-terrace character cottage offers a delightful living experience. The property is ideally situated, facing the picturesque Holmwood Common, providing a serene backdrop for your daily life.

Upon entering, you will find generous accommodation thoughtfully arranged over two floors. The cottage boasts two inviting reception rooms, perfect for both relaxation and entertaining. The two spacious double bedrooms ensure ample room for comfort and are serviced by the well-appointed family bathroom.

One of the standout features of this property is the garden room, which was previously extended to the rear, creating a lovely space that seamlessly connects indoor and outdoor living. The external gardens are truly a highlight, with the west-facing rear garden offering a selection of flower bed borders, a garden shed, and two patio areas. These outdoor spaces provide an ideal setting for entertaining friends and family or simply enjoying the tranquil surroundings. To the front, the property borders national trust land where residents park.

This character cottage is presented in beautiful order throughout, making it a perfect choice for those seeking a home that combines charm with modern convenience.

## Situation

The property is located between Dorking and Newdigate and in the heart of Holmwood Common with Redlands Woods and Leith Hill also close by with acres of National Trust common land, ideal for dog walking and mountain biking trails.

The villages of North Holmwood and Beare Green are within easy reach and both offer local facilities including shops, schools, churches and a commuter station at Beare Green.

Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants, Coffee shops and Michelin star restaurant Sorrel, there is also a number of well-regarded pubs.

The Dorking Halls, at the eastern end of the town, includes a cinema and a sports centre, as well as a 24-hour fitness centre. Meadowbank Park is moments away with a vast range of recreational facilities.

Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) also there are 2 further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond.

To the north of the town is Denbies Vineyard, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks.

**Tenure**

Freehold

**EPC**

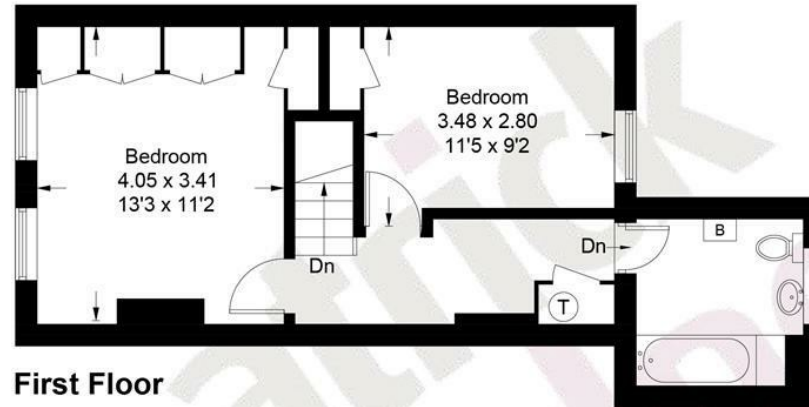
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**Council Tax Band**

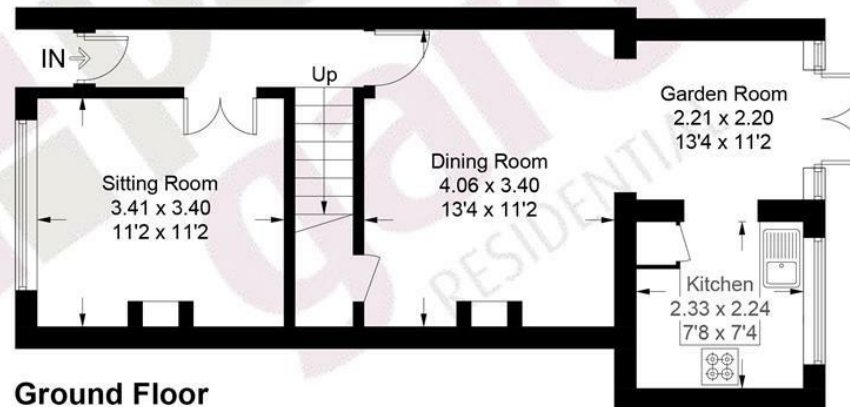
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Approximate Gross Internal Area = 82.3 sq m / 886 sq ft



First Floor



Ground 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. (ID1288746)

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171 High Street, Dorking, Surrey, RH4 1AD  
Tel: 01306 877775 Email: [dorking@patrickgardner.com](mailto:dorking@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

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