



Westlees Close

North Holmwood

Guide Price £675,000

Property Features

- Four bedrooms
- Stunning open plan kitchen/dining/family room
- Separate living room
- Updated kitchen
- Utility room & downstairs cloakroom
- Driveway parking & garage
- Delightful garden
- Beautifully presented & updated throughout
- Small private cul-de-sac
- Walking distance from schools, local amenities & beautiful open countryside



Full Description

A beautifully presented four-bedroom detached home offering over 1,450 sq ft of stylish, flexible living space, perfectly suited to growing families. Tucked away in a private cul-de-sac in the highly sought-after village of North Holmwood, just south of Dorking, this wonderful property combines peaceful surroundings with easy access to local amenities, schools and transport links.

Thoughtfully updated throughout, the home has been designed with modern family life in mind. At its heart is a stunning open-plan kitchen/family/dining room—a true hub of the home where everyone can come together. Flooded with natural light from three large Velux windows and two sets of French doors opening onto the patio, this generous space is ideal for everything from busy weekday breakfasts to weekend entertaining. The contemporary kitchen features floor-to-ceiling cabinetry, granite worktops, an integrated oven, induction hob with island cooker hood connectivity, wine rack and ample space for all essential appliances. Just off the kitchen is a practical utility room with additional storage cabinets, garden access and a downstairs cloakroom which was updated in November 2025. To the front of the property, the well-proportioned living room offers a cosy retreat and offers the new owner versatility, making an ideal fourth bedroom, playroom or home office.

Upstairs, a spacious landing leads to three generous bedrooms and the family bathroom. The impressive 15ft principal bedroom benefits from extensive built-in storage and a stylish en suite shower room featuring a monsoon shower head and stylish tiling. Bedrooms two and three are both comfortable doubles with attractive outlooks and plenty of space for freestanding furniture, ideal for children of all ages or visiting guests. A modern family bathroom with a contemporary white suite and walk-in shower completes the first floor. Another benefit is that the heating and hot water system was upgraded in 2022 with a new gas boiler and 'Mega flow' system.

Outside, the property continues to impress. The front garden borders a driveway providing parking for multiple cars, in addition to the single garage. The delightful rear garden is fully enclosed, offering a safe and private space for children and pets to play. There is a large, full width area of decking well-stocked beds behind. There is also a hot tub and a side access gate adds further convenience.

This is a superb opportunity to secure a spacious, move-in-ready home in a welcoming village setting, perfect for families looking for room to grow.

Location
North Holmwood offers a local shop, village green with pond overlooked by St John's Church, local school and Holmwood Common. Dorking town centre is under two miles to the North and offers comprehensive shopping and recreational facilities, as well as a mainline train station (London Victoria and London Waterloo in 54 minutes). There are good road connections to London and the south coast, whilst the M25 motorway (Junction 9) is within 10 miles, giving access to Heathrow Airport. Gatwick Airport lies approximately 10 miles to the south. Surrounding the village there is miles of open countryside including the outstanding North Downs, Box Hill and Ranmore Common, which are ideal for walking and riding enthusiasts.

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

Agents Note: 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.





Westlees Close, RH5

Approximate Gross Internal Area = 121 sq m / 1302 sq ft
 Garage = 14.1 sq m / 152 sq ft
 Total = 135.1 sq m / 1454 sq ft
 (Excluding Eaves)



Ground Floor

= Reduced headroom below 1.5m / 5'0"



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID673068)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND F

TENURE Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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