



Warwick Road

Holmwood

Guide Price £750,000

Property Features

- THREE DOUBLE BEDROOMS & BONUS LOFT ROOM
- DETACHED HOUSE ON LARGE PLOT
- STYLISH KITCHEN/ DINING ROOM & SEPARATE UTILITY ROOM
- LOUNGE OVERLOOKING GARDEN & SEPARATE STUDY
- CLOSE TO REDLAND WOOD AND HOLMWOOD COMMON
- PRETTY REAR GARDEN WITH DOUBLE GARAGE & DRIVEWAY
- FAMILY BATHROOM & DOWNSTAIRS W/C
- POTENTIAL TO CONVERT GARAGE INTO ANNEXE OR STUDIO STPP
- SHORT DRIVE TO HOLMWOOD TRAIN STATION
- SHORT DRIVE TO DORKING TOWN CENTRE



Full Description

A beautifully maintained detached home offering three double bedrooms & loft room, set within a generous plot and offering a large, landscaped garden, double garage with potential for conversion (STPP) and driveway parking for several vehicles. Ideally positioned within close proximity to miles of scenic walks at Redlands Wood and Holmwood Common, the property enjoys a desirable semi-rural setting while still being just a short drive from Dorking town centre.

The property begins with a useful porchway which leads into an entrance hallway with stylish cloakroom. Next is the impressive open-plan kitchen/dining room, which is fitted with sleek grey units, contemporary worktops and a range of integrated appliances, creating a streamlined and modern feel that is perfect for both everyday living and entertaining. A breakfast bar provides space for casual meals, with a dedicated dining area behind, making it a wonderfully sociable space. Directly off the kitchen is a separate utility room, an extremely practical addition which provides further storage, sink, space for laundry appliances and direct access outside. The rear-facing lounge is equally as impressive, offering plenty of space for a large suite and featuring sliding doors which frame the back garden beautifully, flooding the room with natural light and creating a seamless connection between inside and outside living. Leading from the lounge is a second reception room, offering excellent versatility for the new owners and ideal as a home office, playroom or hobby room.

Upstairs, a spacious landing provides access to three generous double bedrooms, along with a large linen/storage cupboard. The main bedroom is a lovely bright room with plenty of space for additional furniture and benefits from access to a bonus mezzanine floor, which is fitted with ample eaves storage. Bedroom two is another fantastic space, featuring built-in wardrobes and dual windows, and even offers scope to create two smaller bedrooms if desired. The third bedroom is also a good-sized double and enjoys pretty views out. Servicing the bedrooms is a stylish family bathroom, complete with a full-size bath and separate shower, contemporary tiling and a luxurious feel.

Outside, the property truly stands out thanks to its pretty landscaped rear garden, offering a peaceful space to relax or entertain. The double garage is accessed via the rear garden and provides excellent storage and also offers potential for conversion into additional living accommodation if desired, while the large driveway provides ample parking for several cars and secured via electric gates.

Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity. There is a FTTP broadband connection to the property.

Location

Warwick Road is situated in the quiet Surrey Hills village of South Holmwood, just on the edge of National Trust land and approximately two miles to the south of Dorking town centre. Dorking has a comprehensive range of shopping, educational and recreational amenities and communications are excellent. For more a more extensive range of shopping and recreational facilities, the major shopping centre in Horsham is conveniently accessed via the A24. The A24 giving access to not only the South Coast but the M25 and the national motorway network, whilst Gatwick is only 10 miles away. For the commuter, Holmwood train station is within 10 minutes walking distance, Dorking (3.5 miles) and the Gatwick Express provides rail services to London Victoria, London Waterloo, and London Bridge. The property lies to the south of the Surrey Hills providing some of the finest walking and riding countryside in the county, including backing onto the breath-taking Redlands Woods where you can walk to the popular Coldharbour pub The Plough.

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





Warwick Road, RH5

Approximate Gross Internal Area = 165.3 sq m / 1779 sq ft
 Garage = 36.7 sq m / 395 sq ft
 Total = 202 sq m / 2174 sq ft



COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1286312)

www.seymours-estates.co.uk

CONTACT

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