



Parklands, Hardy Close

North Holmwood

Guide Price £775,000

Property Features

- DETACHED FAMILY HOME
- FIVE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- PRETTY WRAP AROUND GARDEN
- DOUBLE GARAGE & DRIVEWAY PARKING
- PRINCIPAL BEDROOM WITH EN-SUITE
- CLOSE TO HOLMWOOD COMMON
- SPACIOUS FAMILY BATHROOM & DOWNSTAIRS W/C
- WALKING DISTANCE TO HOLMWOOD AMENITIES
- SHORT DRIVE TO DORKING TOWN CENTRE



Full Description

A spacious, five double bedroom detached family home, occupying a quiet and private residential setting, just a short walk from the excellent amenities of North Holmwood. Offering over 2,120 sq. ft. of versatile accommodation, a double garage, driveway parking and a mature wrap-around garden, this impressive home combines timeless elegance with exceptional family living, all within easy walking distance of North Holmwood's local shops, schools and everyday amenities, whilst remaining conveniently positioned for Dorking town centre and excellent transport links.

The property is approached via a welcoming entrance hall with built-in storage, creating a practical and clutter-free arrival, together with a convenient downstairs cloakroom. The superb dual aspect sitting room is beautifully presented and centres around an attractive feature fireplace, while a large bay window and French doors overlooking the garden ensure the room is flooded with natural light, creating an elegant yet cosy space to relax. Adjacent to the sitting room is a generous study, offering an ideal home office or an equally versatile family room or playroom, complete with useful under stairs storage. The formal dining room enjoys a pleasant dual aspect over the gardens and provides an ideal setting for entertaining and family gatherings. To the rear of the property, the spacious kitchen/breakfast room has been thoughtfully designed with an extensive range of traditional fitted units, integrated appliances, generous worktop space and ample room for a family dining table, making it the true heart of the home. A separate utility room provides additional storage, plumbing for laundry appliances and internal access to the double garage. The first floor offers five well-proportioned double bedrooms, perfectly suited to modern family life. The generous principal bedroom benefits from fitted wardrobes and a private en-suite bathroom, while the remaining bedrooms are served by a well-appointed family bathroom.

Outside, the wrap-around rear garden is a particular feature of the property, providing a wonderfully private and sunny outdoor space with mature trees, established planting and paved terraces, ideal for alfresco dining, entertaining or simply enjoying the peaceful surroundings. To the front, a driveway provides off-road parking for several vehicles and leads to the double garage with electric up-and-over doors.

Council Tax and Utilities

This property falls under Council Tax Band G. The property is connected to mains water, drainage, gas and electricity.

Location

Hardy Close is situated within the much sought after North Holmwood offering 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

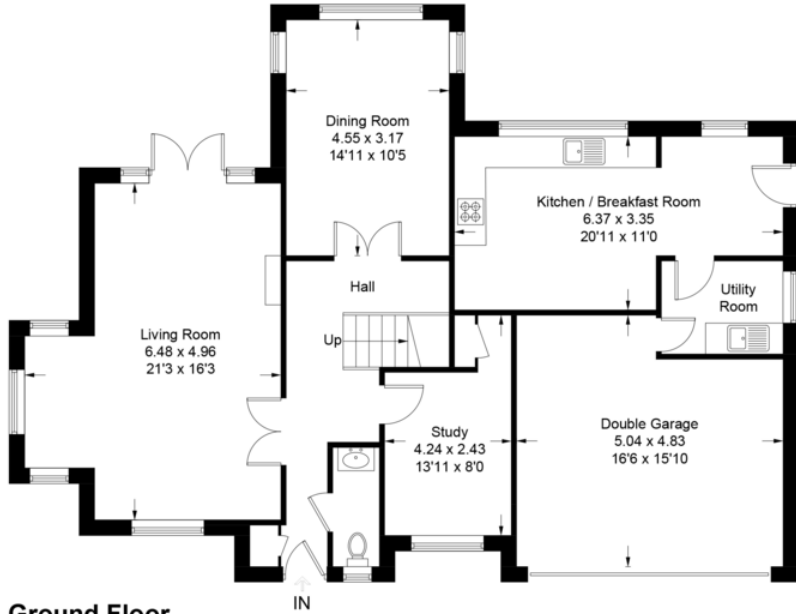
Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures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



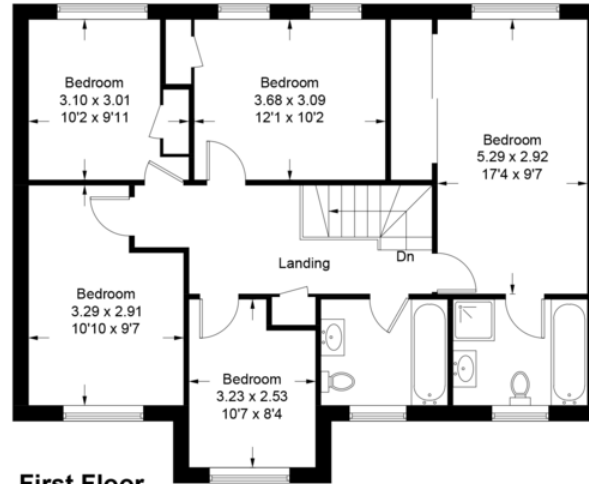


Parklands, RH5

Approximate Gross Internal Area = 197.2 sq m / 2123 sq ft
(Including Double Garage)



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 any decisions reliant upon them. (ID1317552)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

G

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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