



barnard marcus

Marina, Horsham Road, Beare Green, Dorking RH5 4QU

welcome to

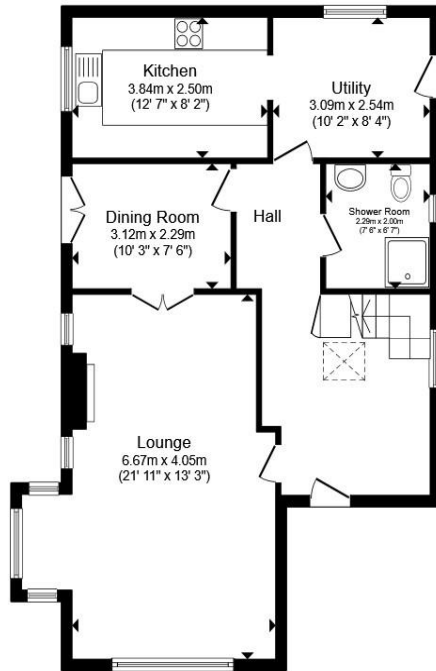
Marina Horsham Road, Beare Green Dorking

A spacious three-bedroom family home offering over 1,740 sq ft of accommodation, including a detached garage. Generous lounge, separate dining room, fitted kitchen, utility room, and a convenient shower room. Three well-proportioned double bedrooms and family bathroom. A well-presented three-bedroom family home offering spacious and versatile accommodation, a generous rear garden, and excellent transport links. The property welcomes you with a bright entrance hall leading to an impressive 21ft dual-aspect living room, featuring a charming brick-built open fireplace and a large bay window overlooking the rear garden. Double doors open into the separate dining room, a flexible space ideal for family meals, entertaining, or use as a home office, with patio doors providing direct access to the garden. The well-equipped U-shaped kitchen offers ample storage, extensive worktop space, a breakfast bar, gas hob, and electric oven. Beyond the kitchen is a useful utility room with additional storage and garden access. A contemporary ground floor shower room with WC completes the accommodation on this level. Upstairs, there are three well-proportioned bedrooms. The spacious principal bedroom benefits from substantial eaves storage, while the second double bedroom also enjoys garden views and additional storage. The third bedroom offers flexibility as a child's room, guest bedroom, or home office and provides access to the boarded loft space. A bright family bathroom fitted with a bath and shower serves the first floor.

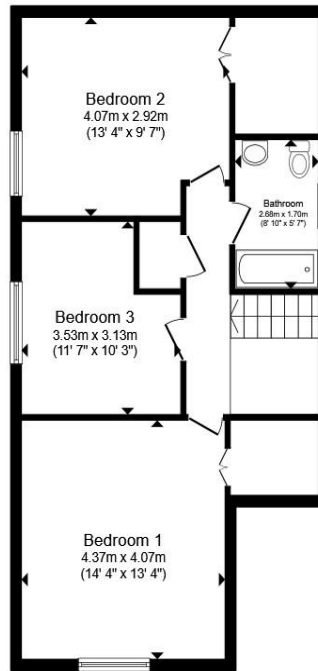


An attractive and practical home offering flexible living space both inside and out. Outside, the property enjoys a large rear garden, perfect for families, entertaining, and outdoor relaxation. The outside space wraps around all four sides of the property. There is a large, paved driveway area leading to the sizeable, detached garage. Beyond that is the expansive lawn area with planted borders that wrap around two sides of the house. There is also a good-sized concrete shed, offering excellent and secure garden storage. From this area of the garden is access to the rear driveway, providing further space and options for vehicle access. Moving further around the outside of the house there is a patio area with flower borders and a further lawn area. The property is located in the small and friendly village of Beare Green with local shops and community hall just moments away. The village is served by regular buses and it is just a short walk from the property to Holmwood Station, which has direct trains to London, Dorking and Horsham with connections beyond. It is also ideally placed for access to Gatwick Airport, just 20 minutes away by car.

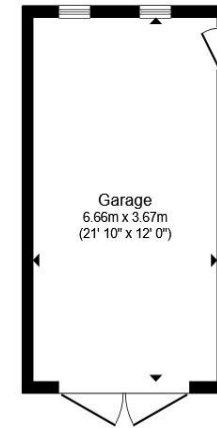
Agents Note: "Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Ground Floor



First Floor



Garage



Total floor area 162.2 m² (1,746 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Marina Horsham Road, Beare Green Dorking

- Three double bedroom detached family home with large detached garage.
- Spacious dual-aspect lounge measuring a noteworthy (21'11 x 13'3) max measurements.
- Large kitchen and utility room with scope to open up to dining room for a modern heart of the home.
- Downstairs shower room and upstairs family bathroom
- Large detached garage measuring 21'10 x 12' with scope to convert into workshop/ annex subject to planning.
- Close to Holmwood railway station with services to London and Horsham.
- Large garden to all sides of the house with parking for several cars plus a second vehicular access point in rear gardens.

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£750,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/DRK102228



Property Ref:
DRK102228 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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