



**Chadhurst Close**

North Holmwood

**Guide Price £399,950**

### Property Features

- TWO BEDROOM END OF TERRACE HOUSE
- MODERN KITCHEN WITH DIRECT GARDEN ACCESS
- BRIGHT, WELL-PROPORTIONED LIVING/DINING ROOM
- QUIET RESIDENTIAL CUL DE SAC NORTH HOLMWOOD
- GARDEN HOME OFFICE
- OFF ROAD PARKING FOR 1 CAR WITH EV CHARGING POINT
- SHORT WALK TO POST OFFICE, COFFEE SHOP & SURGERY
- 1<sup>ST</sup> FLOOR BATHROOM
- SHORT DRIVE TO DORKING TRAIN STATIONS
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP

# Full Description

A well-presented two-bedroom end-of-terrace home, quietly positioned at the end of a cul-de-sac in a peaceful residential pocket of North Holmwood. This contemporary property offers off-road parking with EV charging point, a private rear garden, and a versatile home office, all within easy reach of local village amenities and just a short drive from Dorking's mainline stations.

The property opens into a welcoming hallway with practical space to store coats and shoes, setting an organised tone from the start. From here, you step into a spacious and inviting living/dining room. There is ample room for a large sofa suite, while the front window creates a natural dining nook perfect for everyday meals or hosting. Wood-effect flooring lends the room a warm, modern feel, and the open staircase enhances the sense of light and openness.

To the rear sits the well-designed kitchen: bright, stylish and equipped with shaker-style cabinetry, wood-effect worktops and integrated appliances including a dishwasher and microwave. There is further space for freestanding appliances as well as a handy breakfast bar for casual dining. A glazed door opens directly onto the garden, making indoor/outdoor living feel effortless. Upstairs, the property offers two well-proportioned bedrooms. The main bedroom is a generous double with a fitted wardrobe featuring sliding doors for maximum space efficiency. The second bedroom is a flexible single room equally suited to a child's bedroom, guest room or home office. Completing the first floor is the family bathroom, fitted with a bath and overhead shower, along with additional storage units.

## Outside

The rear garden provides a pleasing blend of patio, lawn and mature planting, creating a calm and private backdrop to the home. At the far end sits a substantial timber outbuilding, currently used as a home office, ideal for hybrid working, creative projects or hobbies. To the front of the property is allocated parking for one car, with further parking available nearby.

## Utilities

The property falls under Council Tax Band D. The property is serviced by mains sewerage, water, gas and electricity.

## Location

Chadhurst 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.

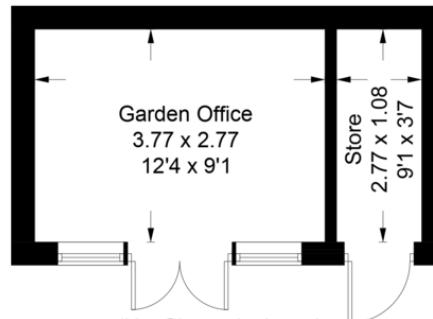
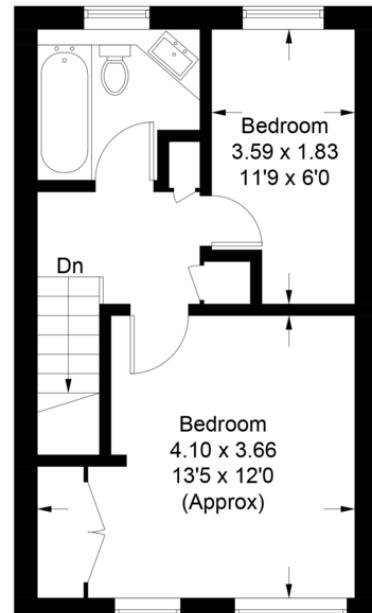
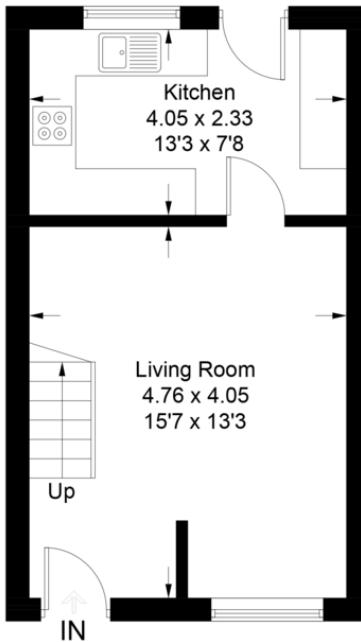
**Agents Note:** These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items 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.





## Chadhurst Close, RH5

Approximate Gross Internal Area = 60.5 sq m / 651 sq ft  
 Outbuilding = 14.1 sq m / 152 sq ft  
 Total = 74.6 sq m / 803 sq ft



**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. (ID1260476)

### COUNCIL TAX BAND

D

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

Cummins House, 62 South Street, Dorking,  
Surrey, RH4 2HD

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