

26 Breakspear Gardens, Beare Green, Dorking, Surrey, RH5 4BF

Price Guide £279,950









- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- LOCATION IN POPULAR VILLAGE SETTING
- RESIDENTS PARKING
- IDEAL FIRST PURCHASE
- MODERN PURPOSE BUILT
- OPEN PLAN LIVING SPACE
- MOMENTS WALK TO TRAIN STATION
- B RATING EPC
- VERY WELL PRESENTED THROUGHOUT

Description

Nestled in the charming village of Beare Green, Dorking, this delightful first-floor apartment offers a perfect blend of modern living and tranquil surroundings. Built in 2015, this two double bedroom flat is designed with an open-plan layout that seamlessly integrates the kitchen, dining area, and lounge, creating a spacious and inviting atmosphere.

The apartment is tastefully decorated throughout, showcasing a contemporary style that is both stylish and comfortable. The well-appointed bathroom adds to the appeal, ensuring that every aspect of the home is both functional and aesthetically pleasing. With an excellent energy performance rating of B, this property not only provides a lovely living space, but also promotes energy efficiency.

Set within a quiet cul-de-sac, residents can enjoy the peace and tranquillity that comes with this location. The property benefits from a residents parking space, making it convenient for those with vehicles. The picturesque village pond and social hall nearby enhance the community feel of Beare Green, making it an ideal place for families and individuals alike.

Additionally, the local Holmwood train station is within walking distance, providing easy access to surrounding areas and the capital beyond. This apartment is a wonderful opportunity for anyone seeking a modern home in a friendly village setting. Don't miss the chance to make this stylish flat your new home.

Situation

Located on the southern edge of Dorking, the charming village of Beare Green offers the perfect blend of relaxed country living and convenience. This idyllic location boasts great local amenities and beautiful rural surroundings, yet remains close to Holmwood train station with direct trains to London Victoria and nearby towns. Additionally, Holmwood Common, a stunning National Trust-owned woodland, is less than ten minutes drive away.

Nearby Dorking is an traditional market town that effortlessly offers modern amenities and plentiful shopping. Surrounded by picturesque landscapes, including Box Hill, it offers a serene retreat, together with a vibrant high street with boutique shops, cosy cafes, gastro pubs and restaurants. The area benefits from superb transport links, with easy access to Dorking, the M25, and regular train services to London Waterloo and Victoria. For outdoor enthusiasts, there are endless cycling routes, dog walking and hiking in the nearby Surrey Hills, offering opportunities to explore and relax.

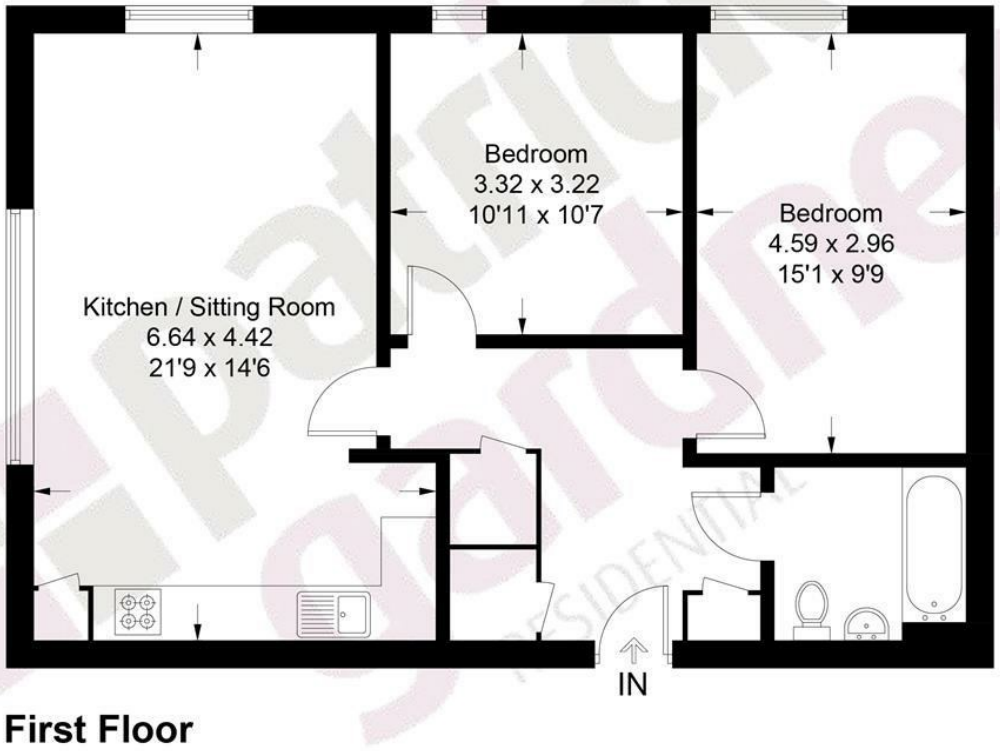
Tenure	Leasehold
EPC	B
Council Tax Band	C
Lease	125 years from 1/10/2015
Service Charge	£2,257 p.a. 2026
Ground Rent	N/A







Approximate Gross Internal Area = 67.9 sq m / 731 sq ft



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 decisions reliant upon them. (ID1321459)

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