



Wildcroft Drive

North Holmwood

Guide Price £739,950

Property Features

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- DOWNSTAIRS CLOAKROOM
- PRIVATE FRONT, SIDE AND REAR GARDENS
- DOUBLE GARAGE & DRIVEWAY PARKING
- QUIET CUL DE SAC LOCATION
- MAIN BEDROOM WITH DRESSING AREA & ENSUITE BATHROOM
- MODERN KITCHEN WITH SEPARATE UTILITY
- SHORT DRIVE TO DORKING TOWN CENTRE
- CLOSE TO VILLAGE SHOPS & GREEN



Full Description

A well-presented, four-bedroom detached family home, ideally positioned in a quiet cul-de-sac in the heart of North Holmwood. Featuring large front and rear gardens, double garage and driveway parking, this fantastic family home combines generous proportions with modern comforts.

The property opens into a spacious entrance hall with built-in storage, creating a clutter-free and welcoming first impression. The living room spans the length of the property and enjoys triple aspects overlooking the garden. This inviting space features a charming fireplace and sliding patio doors that lead directly outside. Wooden flooring flows through from the hallway, enhancing the warm and cosy feel while providing ample space for a large seating arrangement. Adjacent to the living room, the dining room benefits from plenty of natural light and offers generous space for a large dining table and chairs, making it ideal for entertaining and family meals. The kitchen is fitted with a range of shaker-style units, complemented by ample worktop space which wraps around to form a breakfast bar for casual dining. A separate utility area provides additional storage, a sink and space for freestanding appliances, while a stable door leads conveniently to the side of the garden. Completing the ground floor accommodation is a useful downstairs W/C. Upstairs, the landing is bright and airy thanks to a large window over the staircase and also includes a spacious linen cupboard. The main bedroom is particularly impressive in size, enjoying views over the front garden and benefiting from a dressing area and an ensuite bathroom. Bedrooms two and three are both generous double rooms with space for freestanding furniture and pleasant outlooks. Bedroom four is currently arranged as a home office by the current owners, offering excellent versatility for future buyers. The upstairs accommodation is completed by the family bathroom, fitted with a bath and overhead shower.

Outside

The property enjoys two generous garden spaces. The front garden is screened by mature hedging, creating a private setting that benefits from the evening sun. The rear garden is another excellent outdoor space, mainly laid to lawn with mature borders, along with a patio area ideal for outdoor dining and entertaining. The garden also provides access to the double garage and a pathway leading around to the front of the property. The property also benefits from two parking spaces directly in front of the garage.

Utilities & Council Tax

This property falls under Council Tax Band F. The property is connected to mains drains, water, electricity and gas. The internet is an FTTC connection.

Location

North Holmwood offers 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 are miles of open countryside including the outstanding North Downs, Box Hill and Ranmore Common, which are ideal for walking and riding enthusiasts.

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.



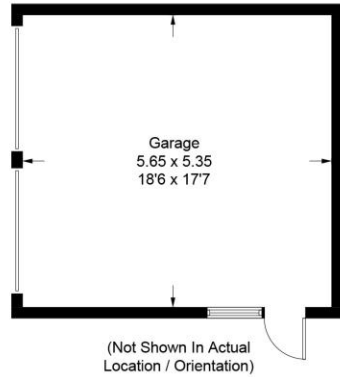


Wildcroft Drive, RH5

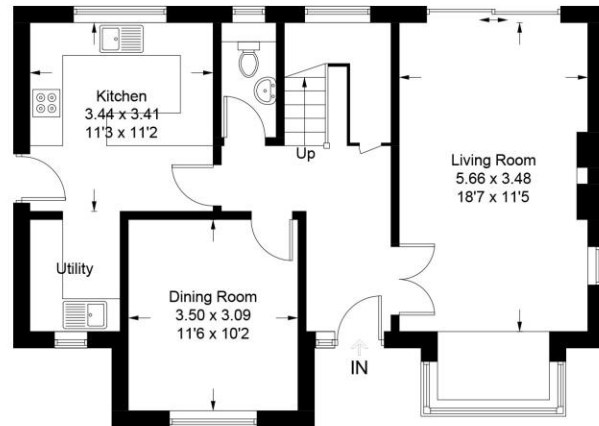
Approximate Gross Internal Area = 127.4 sq m / 1371 sq ft

Garage = 30.2 sq m / 325 sq ft

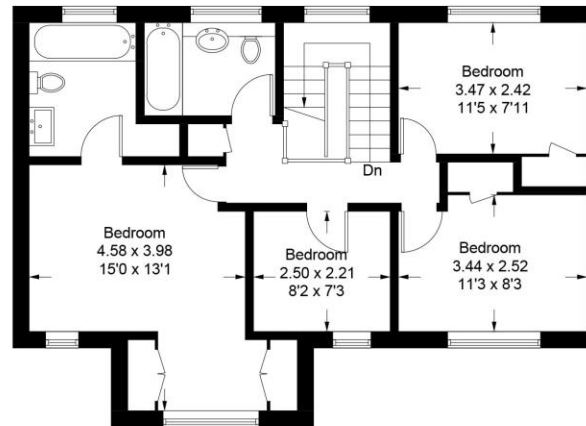
Total = 157.6 sq m / 1696 sq ft



(Not Shown In Actual Location / Orientation)



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. (ID1282885)

COUNCIL TAX BAND F

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

