



Bentsbrook Park

North Holmwood

Guide Price £950,000

Property Features

- NO ONWARD CHAIN
- FOUR DOUBLE BEDROOMS
- 22 FT LIVING ROOM WITH LOG BURNER
- BENTSBROOK PARK
- BEAUTIFULLY PRESENTED THROUGHOUT
- SUBSTANTIAL DRIVEWAY FOR SEVERAL CARS
- UPDATED FAMILY BATHROOM
- POTENTIAL TO CONVERT GARAGE INTO ADDITIONAL ROOM
- IMPRESSIVE REAR GARDEN
- WALKING DISTANCE TO SHOPS, POST OFFICE, SURGERY & HOLMWOOD COMMON



Full Description

NO ONWARD CHAIN Situated along the highly sought-after private road of Bentsbrook Park, in the charming village of North Holmwood, this immaculate and contemporary four-bedroom home offers spacious, versatile living in a truly idyllic setting. With excellent schools, local amenities, train stations and beautiful open countryside walks all within easy reach, the location perfectly balances convenience with a peaceful lifestyle.

From the moment you step through the front door, the welcoming hallway sets the tone for this exceptional home. The generous living room spans one side of the property, enjoying dual aspects including a large bay window to the front and views over the stunning rear garden. A log-burning stove and solid oak flooring create a warm yet neutral space, ideal for relaxing or entertaining. Sliding doors open seamlessly into the impressive kitchen/dining room, designed as the heart of the home. This bright and spacious area offers ample room for dining, extensive cabinetry, generous worktop space, and flexibility for freestanding appliances. French doors lead directly onto the patio, creating a natural flow between indoor and outdoor living, while side access adds further practicality. The ground floor also benefits from a convenient W/C and internal access to the attached garage. Upstairs, a bright and spacious landing leads to four well-proportioned double bedrooms, all enjoying pleasant outlooks and built-in storage for added flexibility. The updated family bathroom has been thoughtfully extended to include a full-size bath, separate shower cubicle, and twin sinks, flooded with natural light. Additional highlights include cleverly designed study areas within the landing, one of which can be shut off from the rest of the space.

Another feature is that there is plenty of potential to extend on the ground floor to add more living space like others on the road have done STPP.

Outside, the property continues to impress. To the front, a large private driveway provides off-road parking for multiple vehicles alongside access to the integral garage. The rear garden is a true standout feature, extending to approximately 150ft and offering a tranquil, beautifully maintained setting. Predominantly laid to lawn, it also features a generous patio area perfect for outdoor dining and relaxation. A charming brook runs through the garden, complemented by a delightful bridge, while mature trees, shrubs, and well-stocked flower beds create a serene and picturesque environment lovingly cultivated over the years. The property also benefits from a further plot located directly at the back of the property which they conveniently use for composting garden waste.

Garage - 18'9 x 8'6 - fitted with both power and lighting. The garage is currently used as a utility room, with hot water, plumbing and extraction for a tumble dryer. The garage also features two windows on both sides, making this an ideal opportunity for conversion into an addition room if required STPP.

Council Tax Band and Utilities

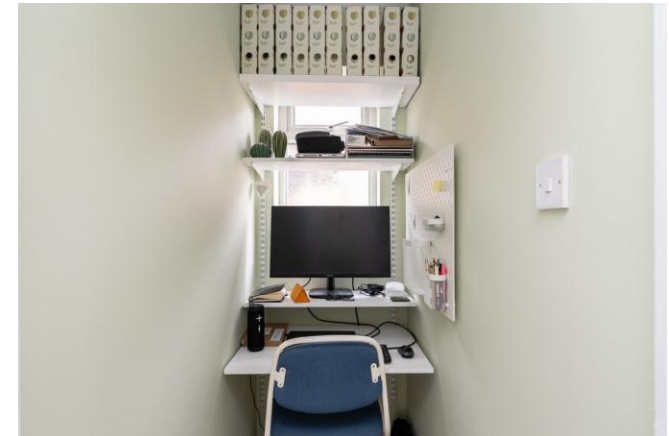
Please note there is an annual road association charge of £200. This property falls under Council Tax Band G. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection.

Location

North Holmwood offers a local shop, doctors surgery, pharmacy and coffee shop as well as a 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, 62 South Street, Dorking, RH4 2HD.

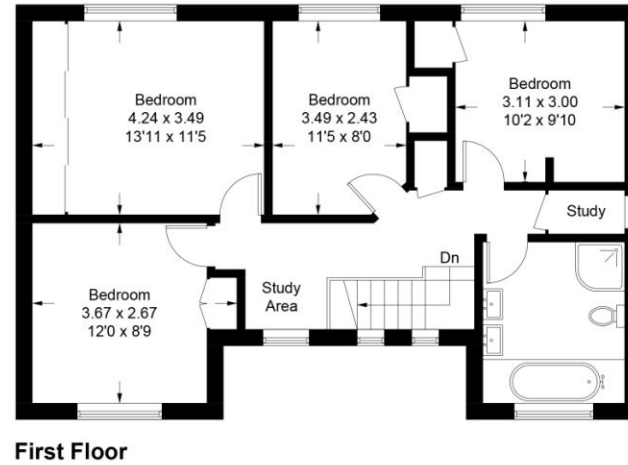
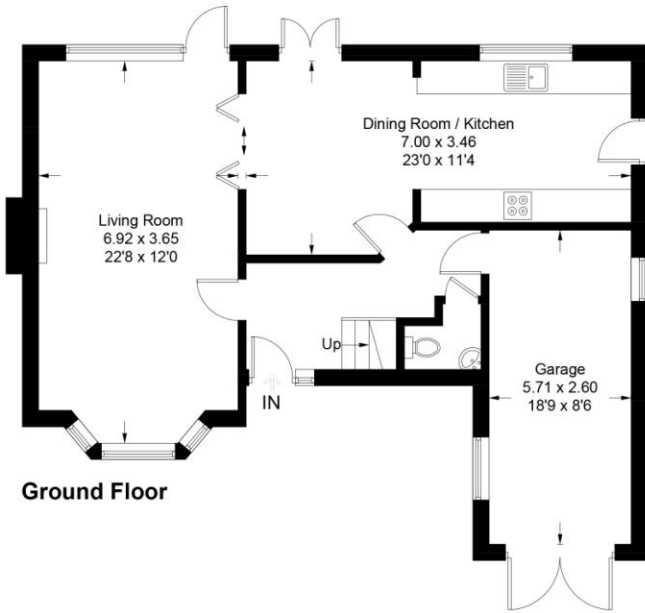
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known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





Bentsbrook Park, RH5

Approximate Gross Internal Area = 143.5 sq m / 1545 sq ft
(Including Garage)



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. (ID1292034)



COUNCIL TAX BAND

G

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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