



Swallow Lane, Dorking

£750,000





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I love how this charming c.1850 home in Mid Holmwood beautifully blends period character with modern living, especially the stunning kitchen/diner with handmade cabinetry and crittal-style doors, the cozy inglenook fireplace, and the peaceful gardens that overlook the Surrey Hills AONB.

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Situated in the idyllic area of Mid Holmwood, this delightful house, built in c.1850, offers a perfect blend of period character and modern living. With its inviting façade and scenic setting, this property is sure to capture your heart.

Upon entering, you are greeted by two spacious reception rooms, featuring an elegant inglenook fireplace that creates a warm and welcoming atmosphere and an acoustically dampened media space. These versatile spaces are perfect for entertaining guests or enjoying quiet family evenings. The true highlight of this home is the expansive kitchen/diner, which boasts stunning handmade cabinetry, a central island, and beautiful crittal style doors that seamlessly connect the indoor space to the outdoor gardens. This area is ideal for both casual dining and hosting larger gatherings.

The property comprises three well-proportioned bedrooms, each thoughtfully designed to provide comfort and privacy. With three bathrooms, including en-suite facilities, there is ample space for family and guests alike, ensuring convenience for all.

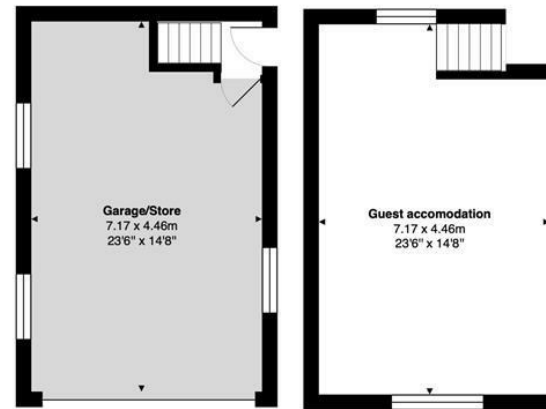
Outside, the property benefits from a driveway that accommodates three to four cars, along with a large garage that features an insulated studio room above, connected with power and water. This additional space, currently used as an ancillary office, presents an exciting opportunity for conversion into a 4th bedroom, subject to planning permission, making it a versatile option for those seeking extra living space.

The gardens extend to the front, side and rear with the National Trusts Holmwood Common to the Front and a kitchen garden leading to a raised lawn overlooking the Surrey Hills AONB. The rear garden is secluded with pockets of seating areas and laid to lawn.



## Need to know

- Three spacious bedrooms
- Large kitchen/diner with central island and garden access
- Two cosy reception rooms
- Stunning field views
- Fully refurbished in 2022
- Charming 1850s cottage
- Single story rear extension
- Close to Dorking amenities



Ground Floor

First Floor



Ground Floor



First Floor



Holmeside Cottages, Swallow Lane Mid Holmwood, Dorking

Total Area: 203.6 m<sup>2</sup> ... 2192 ft<sup>2</sup>

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## Interested?

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