



39 The Orchard, North Holmwood, Dorking, Surrey, RH5 4JT

Price Guide £685,000





- CHARMING FAMILY HOME
- MODERN FITTED KITCHEN
- POPULAR ST. JOHN'S AREA
- GARDEN WITH COUNTRYSIDE VIEWS
- CUL DE SAC LOCATION
- FOUR BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- DOUBLE GLAZED CONSERVATORY
- SINGLE GARAGE
- OFF STREET PARKING TO FRONT



## Description

Located in a quiet cul-de-sac in the popular village of North Holmwood is this highly desirable detached four bedroom family home. The property is well presented throughout providing spacious accommodation and further benefits include driveway parking, a single garage and a secluded south east facing garden.

Accommodation briefly comprises of an entrance hallway with access to all principal ground floor rooms, including a cloakroom/w.c. A generously sized sitting room with direct access into the dining room and double doors into the double glazed conservatory enjoys delightful views over the secluded rear garden. The spacious kitchen is a delightful space offering ample wall and base units, integrated appliances including the double oven, induction hob, extractor fan and dishwasher.

Three double and one single bedrooms are located on the first floor, two of which are served with built in wardrobes. The third bedroom is currently being used as a study/home office. The modern family bathroom is well presented.

The pretty rear garden is south facing and together with views over the open countryside is a real feature of the property, with a paved patio, leading onto the lawned garden with curved flower bed borders which include a selection of mature shrubs. The property is positioned close to Holmwood common.

## Situation

This detached house is situated within a cul-de-sac on a popular and well established residential development of St. Johns, North Holmwood.

North Holmwood village centre has a local general store which includes a post office counter, the Church of St. Johns, the village green with a pond, doctors' surgery and village hall.

Dorking town centre is within approximately 2 miles and offers a well-regarded selection of local and national shops, restaurants and pubs. Dorking Halls offers cultural entertainment including a theatre and a cinema and the adjoining sports centre.

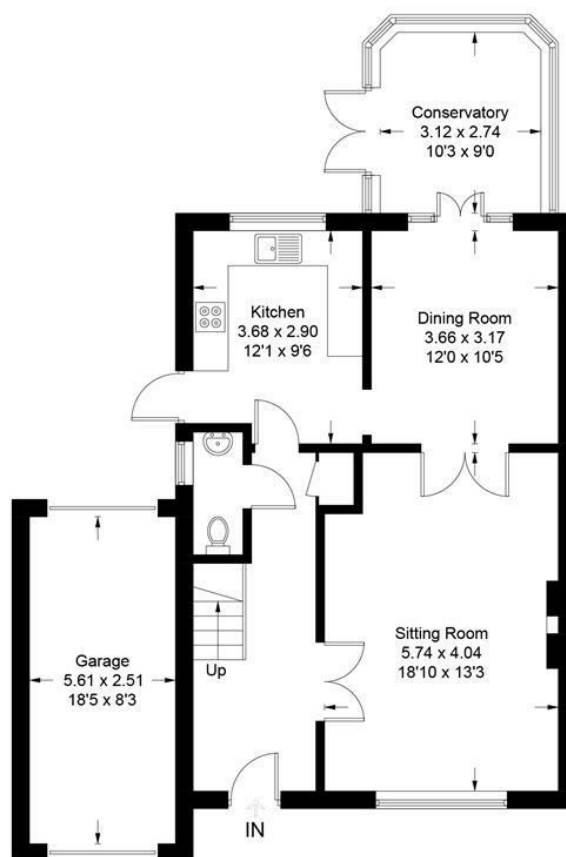
Dorking and North Holmwood offers a highly regarded selection of primary schools with St. Pauls, St. Johns and Powell Corderoy, Dorking's oldest school and secondary education with the Ashcombe and the Priory C of E.

The area offers some of the County's finest walking, riding and cycling countryside with Box Hill, Headley Heath, Ranmore Common, Leith Hill and Holmwood Common all close by.

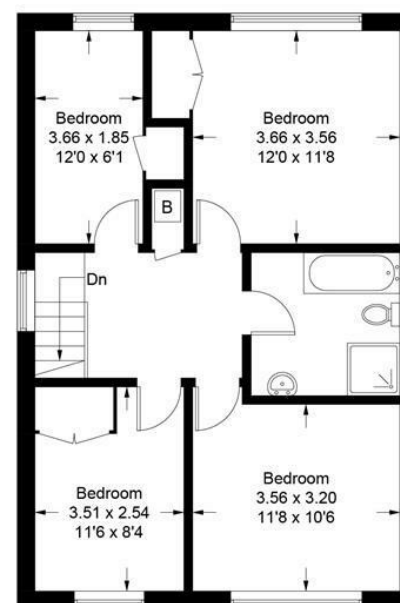
Tenure	Freehold
EPC	D
Council Tax Band	F



Approximate Gross Internal Area = 129.7 sq m / 1396 sq ft  
 Garage = 14.0 sq m / 151 sq ft  
 Total = 143.7 sq m / 1547 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 decisions reliant upon them. (ID1184753)

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