



Timberlow Horsham Road, Capel, Dorking, Surrey, RH5 5LF

Price Guide £400,000



- DETACHED BUNGALOW
- 0.5 ACRE PLOT
- TWO BEDROOMS
- SUPERB LOCATION (WITHIN THE GREEN BELT)
- POTENTIAL TO EXTEND STPP
- TIMBER FRAMED CONSTRUCTION
- CAPEL VILLAGE
- IN NEED OF MODERNISATION
- OUTBUILDINGS
- NO ONWARD CHAIN

Description

Set within the Green Belt on a substantial plot of approximately 0.5 acres, this detached timber-framed bungalow presents a rare opportunity for potential redevelopment or an extension, subject to any necessary planning consents. The existing layout includes a main bedroom, second bedroom/study, a generous sitting/dining room with adjoining kitchen, a detached timber-framed garage and further external storage.

The house itself would benefit from complete modernisation, making it an ideal prospect for buyers seeking to unlock value through refurbishment or those with a vision to redesign and expand. With its wide frontage, large garden and desirable position in such a peaceful location, this property presents a rare opportunity.

Please note that we have been instructed to act on behalf of the Executors to a deceased's estate, as such there is limited information available and any interested parties will need to rely on their own investigations.

Situation

Located in the ever popular village of Capel within walking distance of the local shops, school, Church & pub. The local station, Ockley & Capel, is within 1 mile and Dorking town centre, with its comprehensive range of facilities is within approx. 6.5 miles.

The surrounding area offers some superb walking, riding and cycling countryside with Leith Hill, Ranmore, Box Hill, Headley Heath and the Surrey Hills all close at hand.

Nearby attractions include the Hannah Peschar Sculpture Gardens in Ockley, the nature reserve at Warnham, the award winning Denbies Wine estate at Dorking, and the National Trust houses and grounds at Polesden Lacey, Standen House and Leith Hill Place, the home of Ralph Vaughan Williams.

The M25 can be accessed at junctions 8 & 9, Reigate & Leatherhead with Gatwick airport being approximately 10 miles.

Tenure

Freehold

EPC

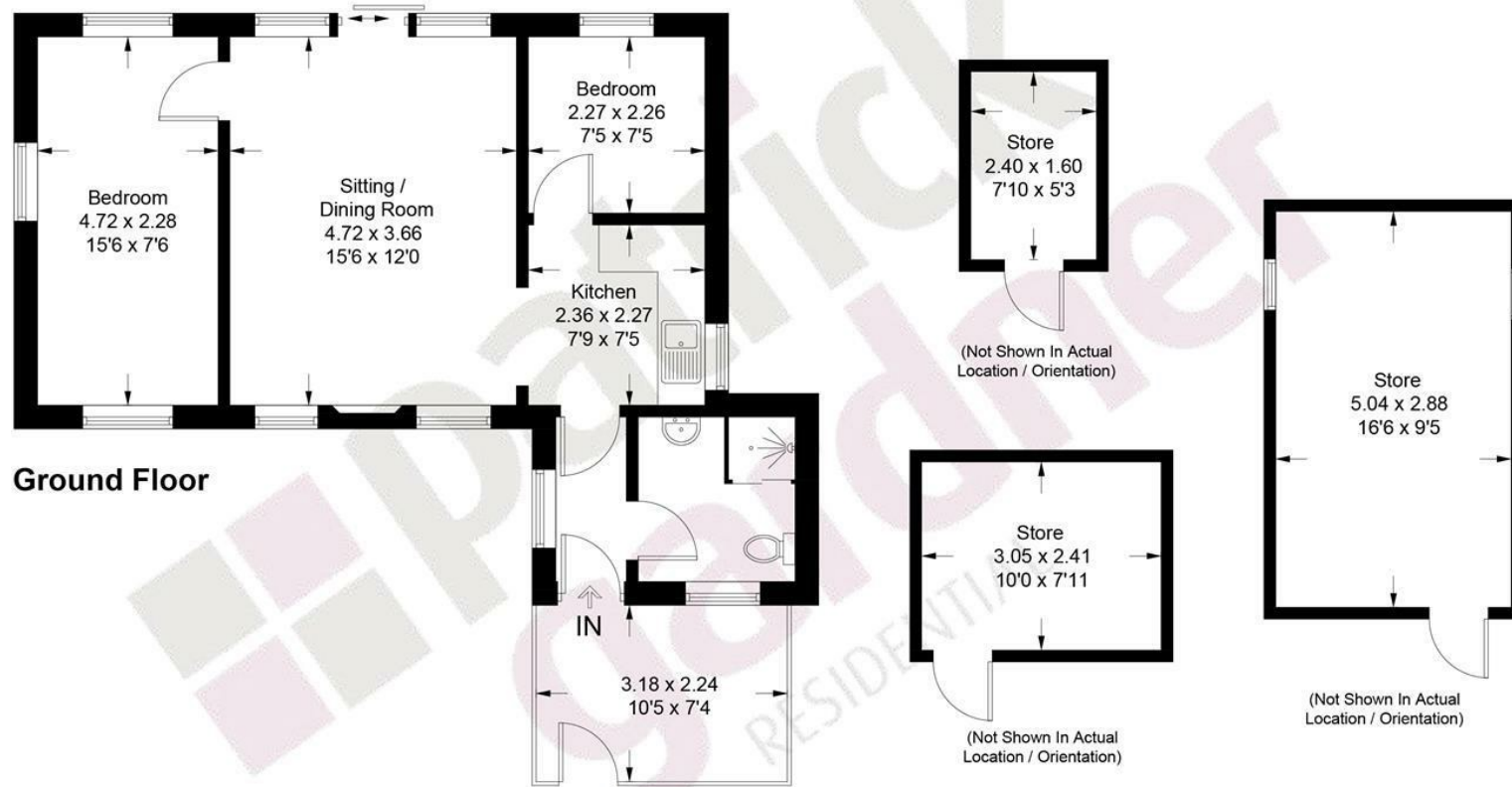
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Council Tax Band

C



Approximate Gross Internal Area = 46.9 sq m / 505 sq ft
Outbuilding = 26.3 sq m / 283 sq ft
Total = 73.2 sq m / 788 sq ft



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. (ID1298849)

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171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 Email: dorking@patrickgardner.com
www.patrickgardner.com

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