



**patrick
gardner**
RESIDENTIAL

Solway House Norfolk Lane, Mid Holmwood, Surrey, RH5 4EU

Guide Price £650,000



- SUBSTANTIAL DETACHED FAMILY HOME
- ARRANGED OVER THREE FLOORS
- TWO FORMAL RECEPTION ROOMS
- FRONT AND REAR GARDENS
- LOFT ROOM
- FOUR DOUBLE BEDROOMS
- FAR REACHING VIEWS
- KITCHEN BREAKFAST ROOM
- CLOSE TO HOLMWOOD STATION
- DOUBLE GARAGE AND OUTBUILDINGS

Description

This substantial four double bedroom detached family home offers bright and spacious accommodation arranged over three floors. Surrounded by National Trust common land and enjoying views towards 'Redlands Wood' further benefits include two formal reception rooms, double detached garage and a generous loft room. Accommodation comprises of an entrance hall that provides access to all principal rooms. The double aspect living room measures (26'5 x 12'6) and is a real feature of the home with views of both the front and rear gardens. Beyond the sitting room is a further area currently arranged as a study but could be adaptable to suit individual needs. The kitchen/breakfast room includes a selection of base units with matching eye level cupboards as well as a selection of integrated appliances and a utility area with separate W.C. A formal dining room with large bay window and views across open National Trust land completes the ground floor accommodation.

An easy rising staircase leads to the first floor landing where four double bedrooms all with varying aspects can be found. The master bedroom enjoys double aspect views of the surrounding countryside and a selection of built-in wardrobes. The bedrooms are serviced by a fully fitted family bathroom and separate shower room. The top floor could be used in a variety of ways, currently arranged as a playroom with ample eaves and storage cupboards. Externally there is a large driveway with parking for several vehicles including a double garage with electric doors and a useful kitchenette and workshop area to the rear. The landscaped rear garden enjoys a large patio area providing an ideal place to entertain with various flower bed borders and a large timber framed workshop that could be adapted.

Situation

The property is located between Dorking and Newdigate and moments from Redland Woods, Holmwood Common and Leith Hill with acres of National Trust common land, ideal for dog walking and mountain biking trails. The villages of North Holmwood and Beare Green are close by and both offer local facilities including shops, schools, churches and a commuter station at Beare Green.

Dorking town offers a comprehensive range of facilities with 5 supermarkets, a well-regarded range of national and local shops and restaurants, the Dorking Halls, which includes a cinema, and adjacent sports centre, doctors surgeries and 3 railway stations with services North, South, East & West. The immediate area offers some of the county's finest walking, riding and cycling countryside with Holmwood Common, Leith Hill, Box Hill, Ranmore, Headley Heath and Norbury Park all close at hand. Access to the M25 is at Junction's 8 & 9, Reigate and Leatherhead respectively and Gatwick Airport is about 12 miles.

Tenure	Freehold
EPC	D
Council Tax Band	G



Norfolk Lane, RH5

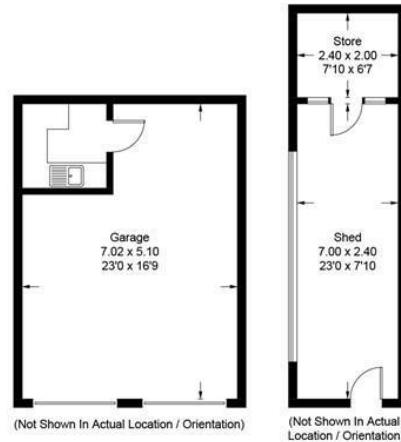
Approximate Gross Internal Area = 187.9 sq m / 2022 sq ft

(Excluding Eaves Storage)

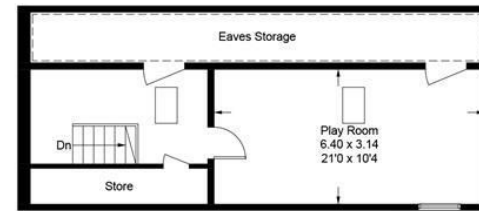
Eaves Storage = 12.9 sq m / 139 sq ft

Garage / Store / Shed = 57.7 sq m / 621 sq ft

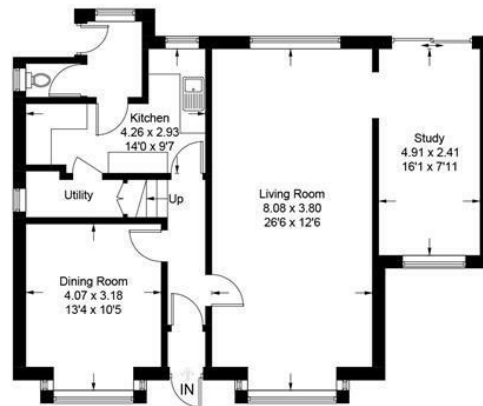
Total = 258.5 sq m / 2782 sq ft



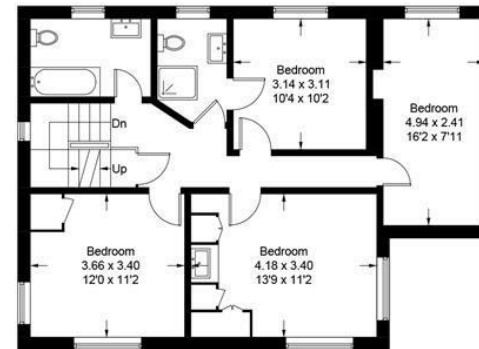
= Reduced headroom below 1.5m / 5'0



Second Floor



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. (ID876009)

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