



94 Wildcroft Drive, North Holmwood, Surrey, RH5 4TX

Asking Price £724,950





- LARGE DETACHED FAMILY HOME
- MODERNISED KITCHEN/UTILITY ROOM
- SOUTH FACING LANDSCAPED GARDEN
- MASTER BEDROOM WITH ENSUITE
- CUL DE SAC LOCATION
- FOUR BEDROOMS
- TWO FORMAL RECEPTION ROOMS
- DOUBLE DETACHED GARAGE
- LARGE PATIO WITH PERGOLA
- BEAUTIFULLY PRESENTED



## Description

Patrick Gardner are delighted to offer this superbly presented and recently updated four bedroom detached family home. Occupying a generous and private South facing plot with attractive gardens to both front and rear, further benefits include a double detached garage and a modernised kitchen.

Accommodation briefly comprises an inviting entrance hall that provides access to all principal rooms. The treble aspect sitting room (18'4 x 11'4) enjoys views to both the front and rear gardens, an attractive fireplace and direct access to the rear terrace via sliding patio doors. The modern kitchen/utility room has been updated in recent years and now provides a selection of base and wall units with ample work surfaces and integrated appliances. There is also a very useful separate utility area and ground floor W.C. A formal dining room completes the ground floor accommodation and provides an adaptable space to suit individual needs.

The first floor consists of four bedrooms that enjoy varying aspects and a modern family bathroom. The master bedroom is a particular feature of the home with two built in wardrobes and a well-presented ensuite shower room. Externally the manicured gardens offer a superb place to entertain and enjoy the sunny aspect with a large patio area, attractive pergola and formal lawns with well stocked flower bed borders. There is also a vegetable plot, garden shed, separate bin store and a large front lawn with attractive hedgerow borders. Various areas to park include a bloc paved driveway to the front, a double detached garage with electric roller doors and direct access to the garden and a further driveway for two cars in front of the garage.

## Situation

This detached house sits comfortably within this popular and established residential development.

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 two miles and offers a well-regarded selection of local and national shops, restaurants and pubs. Dorking Halls on the High Street offers cultural entertainment including a theatre and cinema and an adjoining sports centre.

Dorking 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.

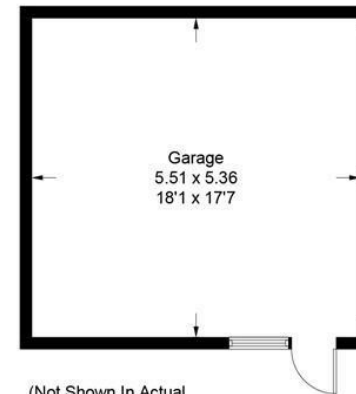
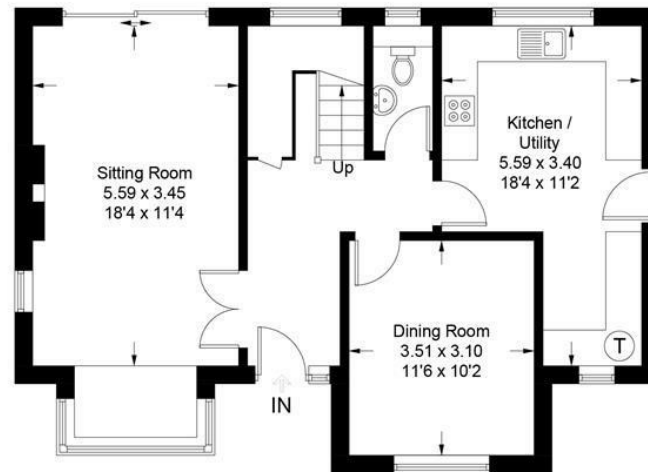
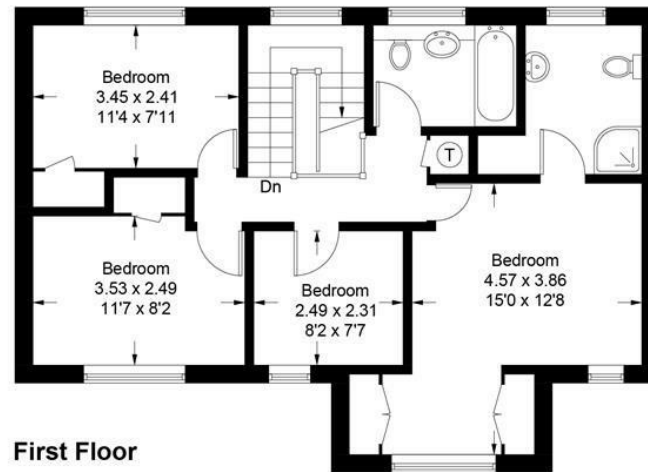
The immediate area offers some of the County's finest walking, riding and cycling countryside with Box Hill, Headley Heath, Ranmore Common, Leith Hill and Holmwood Common all close by.

Just to the North of the Town Centre are Dorking Mainline & Deepdene stations for London, the South Coast, Redhill, Gatwick, Guildford & beyond. The M25 is accessed at Junctions 8 & 9, Reigate & Leatherhead.

<b>Tenure</b>	Freehold
<b>EPC</b>	C
<b>Council Tax Band</b>	F



Approximate Gross Internal Area = 128.7 sq m / 1385 sq ft  
Garage = 29.4 sq m / 316 sq ft  
Total = 158.1 sq m / 1701 sq ft



(Not Shown In Actual Location / Orientation)

**Ground 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. (ID1175215)

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