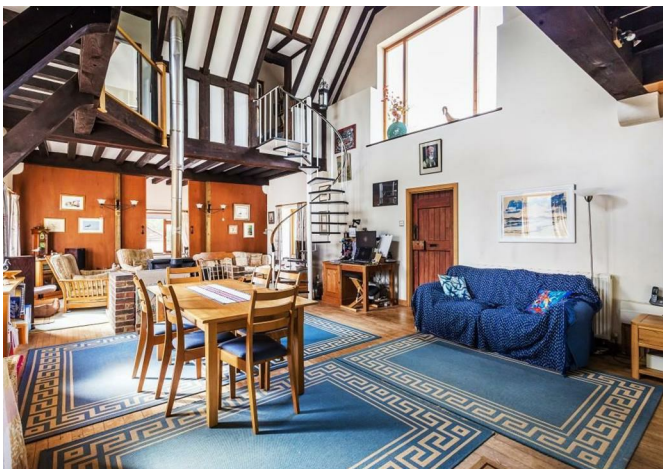




 **patrick
gardner**
RESIDENTIAL

The Granary Henfold Lane, Holmwood, Dorking, Surrey, RH5

Asking Price £995,000



- CONVERTED GRANARY
- MATURE SECLUDED GARDENS
- FABULOUS SOCIAL LIVING SPACE
- MODERN FITTED KITCHEN
- DOUBLE DETACHED GARAGE
- SET IN A THIRD OF AN ACRE PLOT
- 3 BEDROOMS
- GLAZED GALLERIED VAULTED LANDING
- CONSERVATORY OVERLOOKING THE REAR GARDEN
- SEPARATE STUDIO/OFFICE WITH WORKSHOP

Description

This unique period barn converted property retains many features whilst offering a wealth of modern living for those discerning buyers who are looking for something quite special.

The Granary is ideally situated in a stunning rural setting behind another property, so it is quietly positioned away from any road noise. A sweeping gravelled drive leads to the property.

Accommodation includes an impressive vaulted open ceiling with exposed timbers, a spiral staircase and views from the galleried landing over looking the generous and adaptable living space (33'3" x 17'11") below providing ample natural light throughout the room. Downstairs in the lounge there is a fitted log burner providing the additional warmth and appeal in the winter months. A pair of full height sliding doors provides access into the master bedroom. Steps down onto a lower mezzanine floor lead nicely into the kitchen situated at the rear elevation. The modern kitchen/breakfast room (18'00 x 7'9") is well presented offering a range of wall and base units with ample complementing worktop surfaces and integrated appliances.

The spiral staircase and glazed balustrade provide direct access to the upstairs bedrooms and the family bathroom suite. There is an additional toilet and shower room on the ground floor within the hall.

Outside the property there is a workshop and separate studio/ office space, ideal for those who wish to work from home. A double detached garage is set back from the house with a beautiful conservatory added onto the rear reached via covered way. This directly overlooks perfectly onto the rear landscaped garden which has been the pride and joy of the present owners. There are a number of mature shrubs, hedging and perennials all set within the well-designed rear lawned garden, which are well established. Beyond is a generous secluded vegetable and fruit garden positioned away from the main family residence.

Situation

Located between Dorking and Newdigate and situated moments from Holmwood Common the property is within easy reach of acres of National Trust common land, ideal for walking and cycling.

The villages of Newdigate and Beare Green are close by and both offer local facilities including shops, schools, churches and a commuter train station at Beare Green (Holmwood).

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



Approximate Gross Internal Area = 148 sq m / 1593 sq ft
 (Including Conservatory / Excluding Void)
 Garage = 23.7 sq m / 255 sq ft
 Outbuildings = 25.7 sq m / 277 sq ft
 Total = 197.4 sq m / 2125 sq ft

 = Reduced headroom below 1.5m / 5'0"



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. (ID900472)
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