



3 Wayside Cottages, Horsham Road, Holmwood, Dorking RH5 4NG

Guide Price £399,950 Freehold

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- ATTRACTIVE END OF TERRACE COTTAGE
- TWO DOUBLE BEDROOMS
- DATING BACK TO CIRCA 1863
- FORMAL SITTING ROOM
- OPEN PLAN KITCHEN/DINING ROOM
- FAMILY BATHROOM
- STUNNING SOUTH/WEST FACING GARDEN
- CLOSE TO HOLMWOOD COMMON
- LARGE WORKSHOP
- DOUBLE GLAZED WINDOWS

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

The Property This charming two-bedroom end of terrace cottage provides bright and spacious accommodation arranged over two floors. Situated close to Holmwood Common and acres of National Trust land further benefits include an open plan kitchen/dining room and a beautiful and well stocked south/west facing garden.

Accommodation comprises of an entrance lobby leading into the formal sitting room with views to the front. The sitting room includes an attractive feature fireplace, solid wood flooring and a large bay window. To the rear of the property is the open plan kitchen/dining room that provides direct access onto the rear patio. The kitchen area includes ample base units with matching eye level cupboards, space for the usual white good appliances and views out to the garden. An easy rising staircase leads to the first-floor landing which gives direct access to all rooms. Both double bedrooms are a generous size and enjoy varying aspects to both the front and rear. The master bedroom is beautifully presented, and the second bedroom includes ample storage. There is also a large family bathroom on the first floor.

Externally the gardens are a real feature of the home. The property is approached via a pretty gated front garden with the added benefit of side access. The rear garden includes a large patio area with built in seating providing a great place to entertain. Steps lead on to the garden with a lawn area and various shrub borders. There is a large timber framed workshop/shed to the rear that has power as well as a pergola providing a further place to sit and enjoy the surroundings.

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, includes a cinema, and adjacent sports centre, doctors surgeries and 3 railway stations with services North, South, East & West.

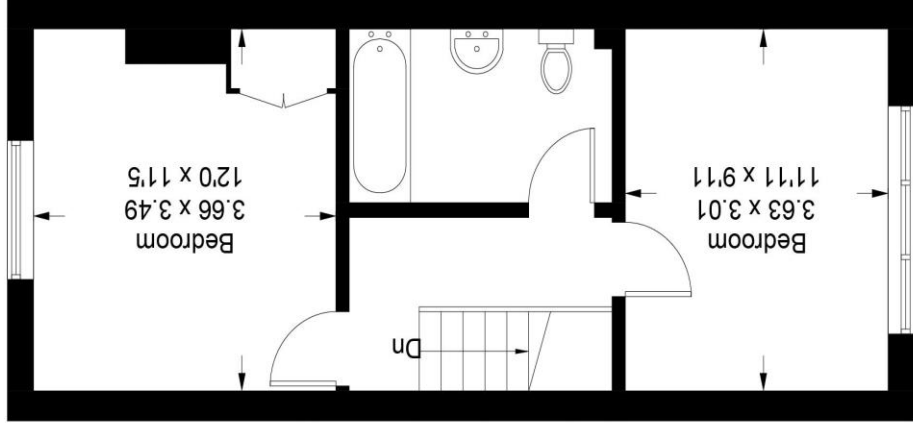
Access to the M25 is at Junction's 8 & 9, Reigate and Leatherhead respectively and Gatwick Airport is about 12 miles.



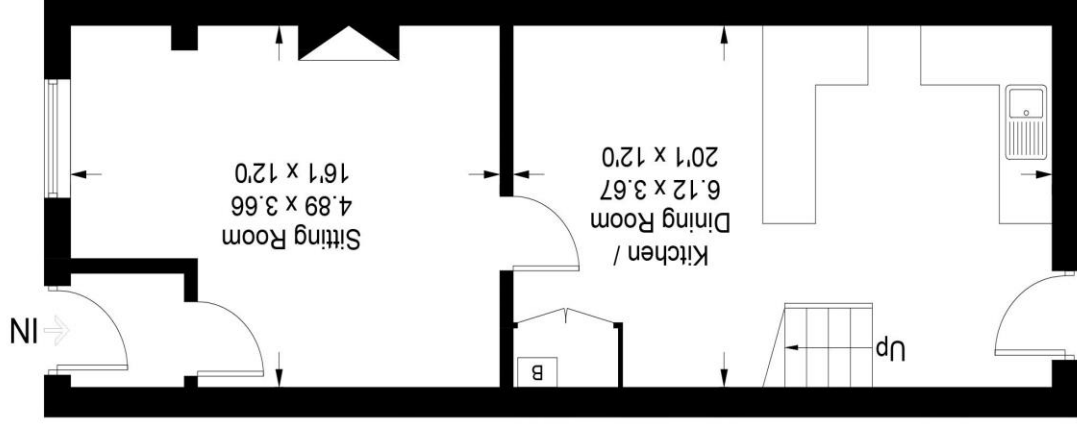




Approximate Gross Internal Area = 76.7 sq m / 825 sq ft



First Floor



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. (ID861917)

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