



6a Warwick Close, Holmwood, Dorking, Surrey, RH5 4NN

Price Guide £630,000



- MODERN FAMILY HOME
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- GARDEN STUDIO WITH AIR CONDITIONING
- FAR REACHING VIEWS
- BIFOLD DOORS LEADING TO LARGE PATIO AREA
- FOUR BEDROOMS AND TWO BATHROOMS
- SOUTH FACING CORNER PLOT
- DRIVEWAY PARKING
- UTILITY ROOM
- REMAINDER OF NEW BUILD STRUCTURAL WARRANTY

Description

Nestled in the charming village of Holmwood, this versatile family home presents an exceptional opportunity for families seeking a modern yet characterful home. Recently constructed to a high standard throughout, this property boasts four well-proportioned bedrooms and two bathrooms, making it ideal for both relaxation and family life.

The accommodation is thoughtfully arranged over three floors, ensuring ample space for everyone. A standout feature of this home is the open plan kitchen, living, and dining area, which is bathed in natural light thanks to the bifolding doors that seamlessly connect the interior to the rear terrace. This design not only enhances the living experience but also provides a perfect setting for entertaining guests or enjoying quiet family meals.

Occupying a desirable south-facing corner plot, the property benefits from driveway parking and a superb garden studio, offering additional versatility for hobbies or work-from-home arrangements. The far-reaching views from the property add to its appeal, creating a serene backdrop for daily life.

With an impressive EPC rating of B and the luxury of underfloor heating, this home combines energy efficiency with comfort. Whether you are looking to settle down in a vibrant community or seeking a peaceful retreat, this property in Holmwood is sure to meet your needs.

Situation

The property is located between Dorking and Newdigate and a short stroll to Redlands 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	B
Council Tax Band	F



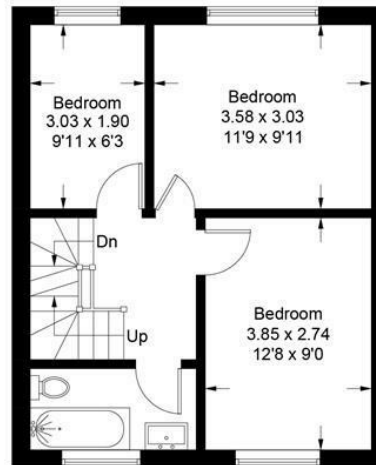
Approximate Gross Internal Area = 115.9 sq m / 1247 sq ft
 Outbuilding = 28.8 sq m / 310 sq ft
 Total = 144.7 sq m / 1557 sq ft
 (Including Void)



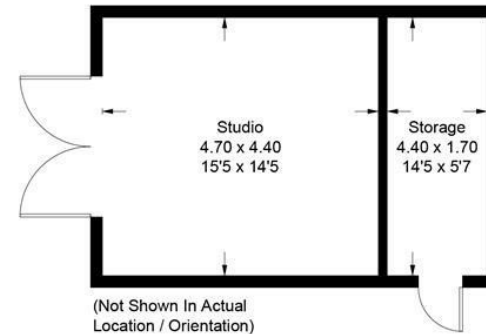
 = Reduced headroom below 1.5m / 5'0



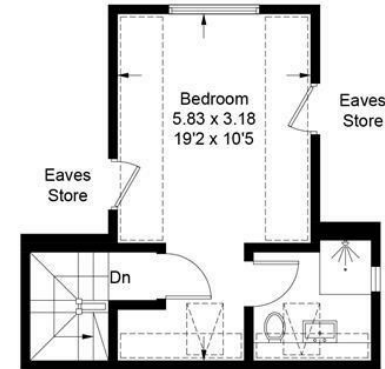
Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



Second 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. (ID1232509)

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