



Randall Close

Beare Green

Guide Price £575,000

Property Features

- THREE BEDROOMS
- CONTEMPORARY OPEN PLAN KITCHEN/DINING ROOM
- MAIN BEDROOM WITH ENSUITE BATHROOM
- ALLOCATED PARKING FOR TWO CARS & EV CHARGER
- BEAUTIFULLY PRESENTED THROUGHOUT
- PRIVATE REAR GARDEN
- POTENTIAL TO EXTEND AT THE REAR STPP
- STYLISH BATHROOM
- SHORT DRIVE TO HOLMWOOD TRAIN STATION
- SHORT DRIVE TO DORKING & HORSHAM TOWN CENTRES



Full Description

A beautifully presented, three-bedroom, modern family home offering stylish and spacious accommodation, including an impressive open plan kitchen/dining room, generous sitting room with full-width bi-folding doors and a principal bedroom with en-suite. Situated within an attractive residential development, the property further benefits from a private rear garden, allocated parking and the potential to extend at the rear STPP.

The accommodation begins in the open plan kitchen/dining room, instantly setting the standard this for the home’s impeccable presentation throughout. Offering a range of base and eye level units complimented by stylish worktops which wrap round creating a sociable breakfast bar and additional preparation space, making it ideal for both everyday family life and entertaining. Behind there is a dedicated space for a family dining table and chairs. To the rear is the impressive living room, with plenty of space for large sofas and a feature media wall. Full-width bi-folding doors open directly onto the patio and garden, creating a superb connection between the indoor and outdoor spaces during the warmer months. Finishing off the ground floor is a convenient W/C and storage cupboard for small household items.

Upstairs, the principal bedroom is a stylish double room with fitted mirrored wardrobes and the added benefit of a contemporary en-suite shower room. There are two further well-proportioned bedrooms, including a generous children’s bedroom and an additional room currently arranged as a home office, offering excellent versatility for those working from home. The family bathroom is finished with attractive pale blue tiling and comprises a modern white suite with bath and shower over.

Outside, the rear garden provides a private and easily maintained space, predominantly laid to lawn with a paved terrace adjoining the house, ideal for outdoor dining and entertaining. Established planting adds colour, while timber fencing provides a good degree of seclusion. A useful garden shed offers additional storage and a gate provides access to the front of the property. A private EV charging point is located at the side of the house with easy charging in the adjacent visitor bay. The property is allocated two parking spaces and there are visitor bays also available.

The property also features solar panels on the front elevation which contributes to the property’s electricity bills.

Council Tax & Utilities

This property falls under Council Tax Band E. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection. There is an annual charge of £856.60 a year in respect of the communal areas.

Location

The village of Beare Green offers everything for day to day needs with a range of shops, cafe, village hall, school and recreation ground. For more comprehensive shopping and recreational facilities the major shopping centres of Dorking and Horsham are conveniently accessed via the A24. The A24 giving access to not only the South Coast but the M25 and the national motorway network, whilst Gatwick is only 10 miles away. For the commuter, Holmwood train station is within walking distance, Dorking (3.5 miles) and the Gatwick Express provides rail services to London Victoria, London Waterloo and London Bridge. Beare Green lies to the south of the Surrey Hills providing some of the finest walking and riding countryside in the county.

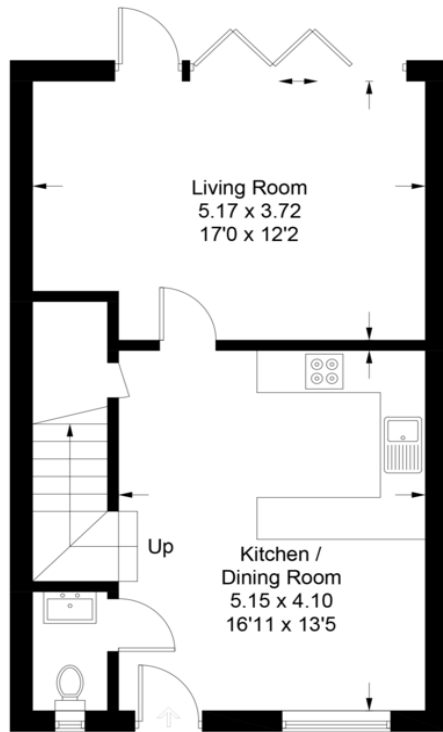
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation. MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon.
Potential buyers are advised to recheck the measurements.



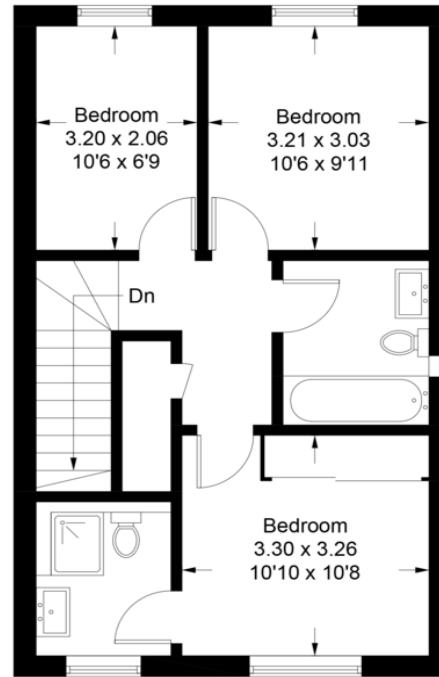


Randall Close, RH5

Approximate Gross Internal Area = 95.2 sq m / 1025 sq ft



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. (ID1327738)

CONTACT

Cummins House, 62 South Street, Dorking,
Surrey, RH4 2HD

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

