Seymours



Grenehurst Park

Capel

Guide Price £275,000

Property Features

- ONE BEDROOM THIRD FLOOR APARTMENT
- SPACIOUS OPEN PLAN KITCHE/DINING/LIVING ROOM
- SEVERAL ACRES OF COMMUNAL GARDENS
- COVERED PARKING SPACE AND VISITOR BAYS
- STYLISH BATHROOM
- ACCESS TO COMMUNAL GARDENS, TENNIS COURTS, GYM & SWIMMING POOL
- SHORT WALK TO THE CENTRE OF CAPEL VILLAGE
- IMPRESSIVE VIEWS
- AMPLE STORAGE SPACE
- SHORT DRIVE TO DORKING & HORSHAM







Full Description

A well-presented, one-bedroom top floor apartment providing an excellent opportunity for first-time buyers or those looking to downsize into a stylish, low-maintenance property set within an impressive Victorian country house in the heart of Capel. Combining character, comfort and convenience, the home also benefits from access to a range of on-site leisure facilities, including a swimming pool, gym and tennis courts.

Grenehurst Park, originally built in 1852 in an Elizabethan-inspired style, was later thoughtfully converted by CALA Homes into a collection of individual residences. The conversion successfully retained the building's striking period features while creating practical homes set within several acres of beautifully maintained communal grounds - ideal for those seeking a peaceful yet sociable environment.

Fully refurbished in 2020 and ready to move straight into the apartment begins in a spacious hallway with ample eaves storage and leads to all rooms. The open-plan kitchen/living area is modern and well designed, featuring sleek kitchen cabinetry, generous worktop space and a range of integrated appliances including a Neff hob, oven and extractor, along with a fridge/freezer, dishwasher, and LG washer/dryer. The living area provides ample space for a dining table as well as a large suite. The bedroom is a comfortable double room with plenty of space for bedroom furniture and the option to add built-in storage if desired. The stylish bathroom is finished with modern tiling and fittings, featuring a roll-top bath, a separate power shower, and contemporary sanitaryware offering a touch of luxury.

Outside, residents can enjoy access to several acres of landscaped communal gardens, offering large lawn and terrace areas surrounded by mature trees and planting, perfect for relaxing without the responsibility of upkeep. The additional benefit of shared leisure facilities provides a unique lifestyle rarely found in similar properties.

The property is offered with a share of the freehold and a 962-year lease, providing long-term security. The annual service charge and ground rent total £4,144.80, covering maintenance of the building, grounds, and leisure facilities.

Location

Capel village offers everything for day to day needs and includes a pub, shops, post office, Church, Village Hall, petrol station, doctors (with pharmacy), 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 (bus route 93). They also have mainline train stations to London Waterloo and London Victoria respectively. There are excellent schools in the vicinity including a primary school in Capel, Cranleigh School in Cranleigh, Farlington School in Warnham, Belmont School at Holmbury St Mary and St Teresas at Effingham to name just a few. The general surrounding area offers delightful countryside and is ideal for the riding/walking enthusiasts. For further information please see the village website www.capelvillage.co.uk/about-capel-village.







VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. 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.









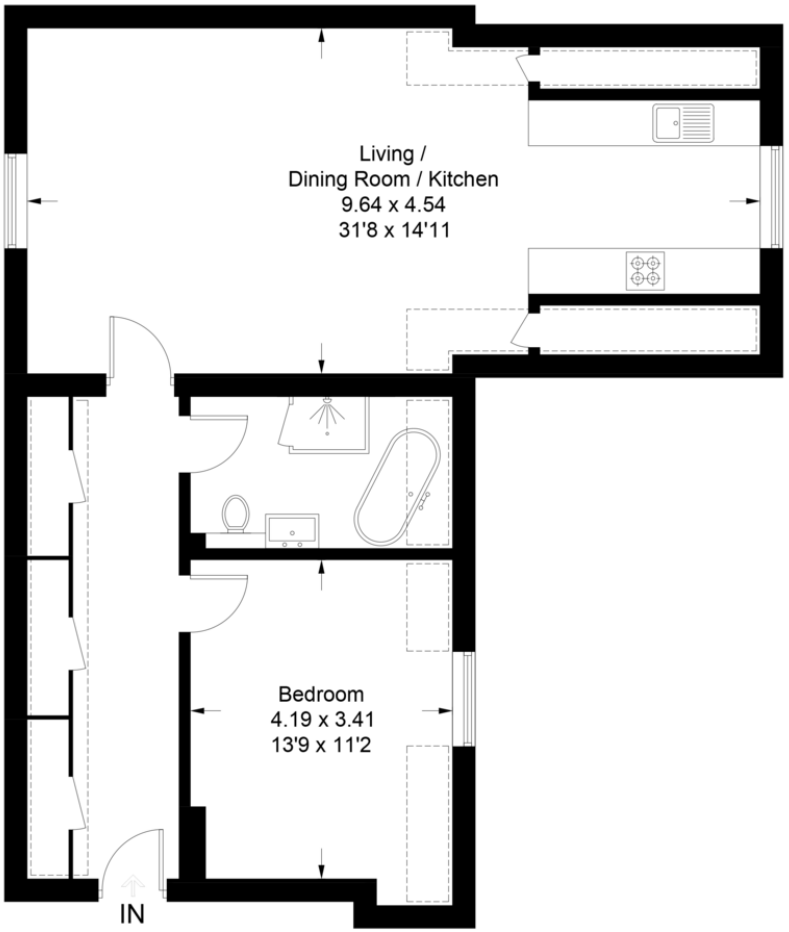




Grenehurst Park, RH5

Approximate Gross Internal Area = 79.6 sq m / 857 sq ft

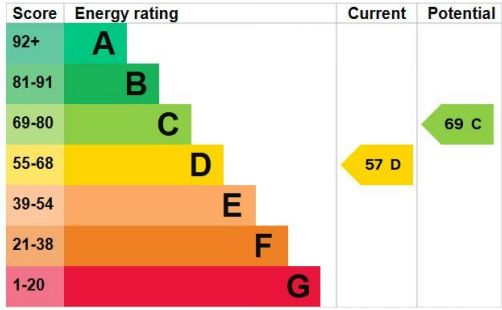
= Reduced headroom below 1.5m / 5'0



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 any decisions reliant upon them. (ID1268668)





COUNCIL TAX BAND

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TENURE

Share of Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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