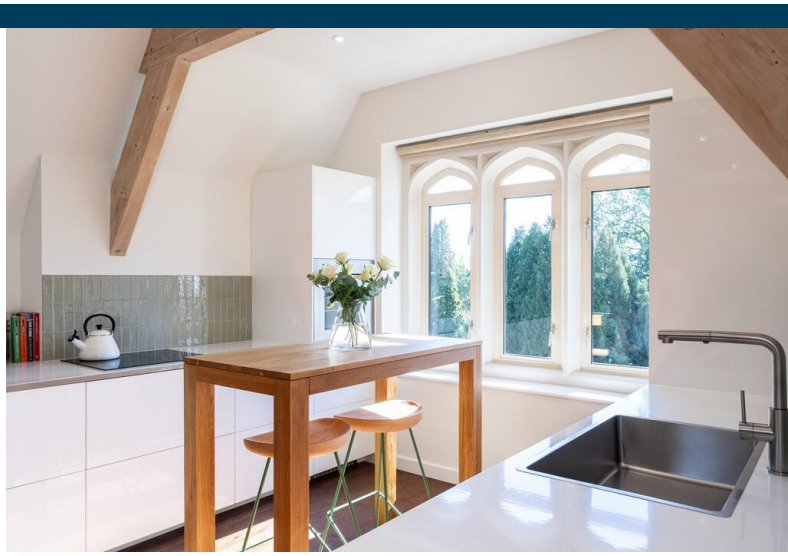


Seymours





Grenehurst Park, Capel

Guide Price £290,000

EPC Rating '71'

- BEAUTIFULLY PRESENTED ONE DOUBLE BEDROOM APARTMENT
- IMPRESSIVE 26FT LIVING ROOM
- SPACIOUS CONTEMPORARY FITTED KITCHEN
- NO ONWARD CHAIN
- STYLISH UPDATED BATHROOM
- STUNNING SOUTH & EAST FACING COUNTRYSIDE VIEWS
- EXCELLENT COMMUNAL FACILITIES INCLUDING SWIMMING POOL, GYM & TENNIS COURT
- CAR PORT
- SHORT DRIVE TO DORKING & HORSHAM TOWN CENTRES
- PEACEFUL COMMUNAL GARDENS SURROUNDED BY COUNTRYSIDE





A beautifully presented one-bedroom top-floor apartment, offering a flexible layout and a wonderful blend of period character and recently updated accommodation. Set within an impressive Victorian country house in the heart of Capel, the property combines characterful living with a stylish, move-in-ready finish. Residents also benefit from access to an excellent range of on-site leisure facilities, including a swimming pool, gym and tennis court.

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.

Recently renovated to a high standard and offered with no onward chain, this spacious apartment is beautifully presented and ready to move straight into. The impressive 26ft x 25ft open-plan kitchen/living/dining room is a real highlight of the property, combining generous proportions with an abundance of period character, including exposed beams and a feature fireplace. The living area provides ample space for a large suite, while the additional space offers excellent versatility and could be used as a dining area, home office or occasional guest area. The stylish kitchen features a range of cabinetry, generous worktop space and integrated appliances, including an Elica induction hob with integrated extractor, Neff oven, fridge/freezer and dishwasher and Zanussi Washer/Dryer. Newly fitted Velux windows provide plenty of natural light, while the truly stunning original stone arched windows enjoy wonderful southerly views across the garden and fields beyond. The bedroom is a comfortable double complemented by useful built-in storage and with newly fitted Velux windows offering easterly views of the gardens and tennis court. The contemporary shower room features striking Violetta marble tiling and designer Lusso Stone sanitaryware with brushed stainless steel fixings, creating a luxurious finish. The shower room also boasts recessed vanity cabinet storage and underfloor heating.

The thorough renovation was completed in 2026 with full building regulation certification and also included a full rewire, replumb, a new heating system including a new Vaillant boiler (installed in 2022), traditional column radiators and pipework, a replaster of walls and ceiling, new engineered oak flooring throughout with acoustically insulated sub floor for added privacy and new internal FD30 sliding pocket doors, adding to the property's excellent move-in-ready appeal.

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. There is also an allocated car port.

The property is offered with a share of the freehold and a lease with 963 years remaining on the lease. There is a service charge of £4,144.80 payable annually which covers the maintenance of the house and estate including the swimming pool, tennis court, gardens and gym.

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.







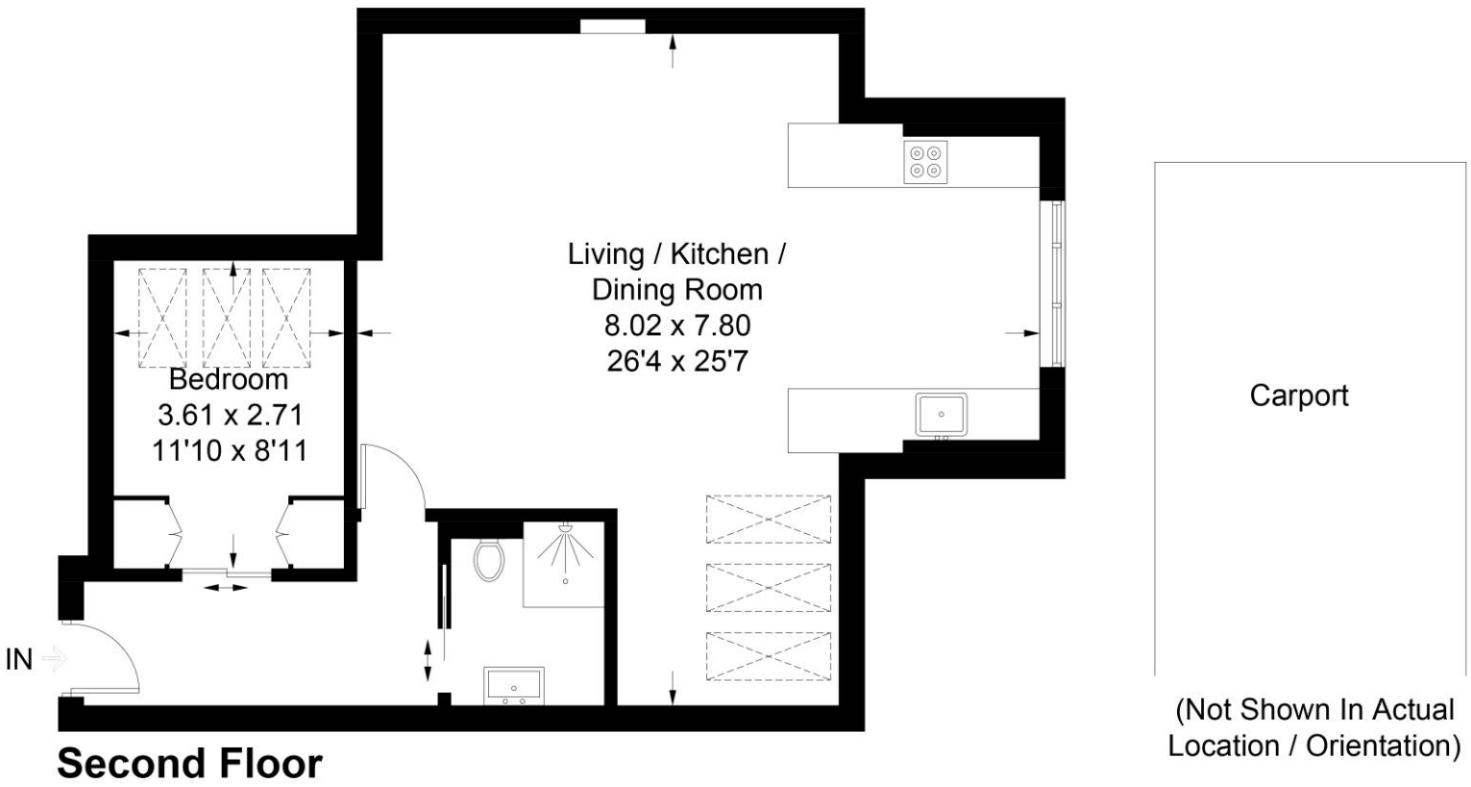






Grenehurst Park, RH5

Approximate Gross Internal Area = 68.1 sq m / 733 sq ft
(Excluding Carport)



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. (ID1341450)

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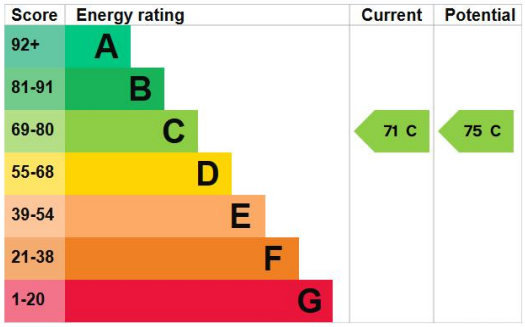

COUNCIL TAX BAND
Tax Band C

TENURE
Share of Freehold

LOCAL AUTHORITY
Mole Valley District Council

CONTACT
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