



Bentsbrook Park, RH5
Dorking

£950,000

Bedrooms: 4

Bathrooms: 1

Receptions: 1

Offered to the market **chain free**, this attractive four-bedroom detached family home occupies an enviable position on Bentsbrook Park, one of North Holmwood's most sought-after private roads, with a beautifully landscaped rear garden.

The property welcomes you with a spacious entrance hall leading to a bright sitting room centred around a charming wood-burning stove, creating a warm and inviting focal point. The kitchen enjoys French doors opening directly onto the rear garden, while a convenient ground floor cloakroom adds practicality. A garage, accessible both internally and externally, provides useful storage.

Outside, the property continues to impress with a generous driveway providing parking for multiple vehicles, side access and a beautifully maintained rear garden through which a picturesque brook gently flows. Beyond the main garden is an additional parcel of land currently used for composting and garden waste.

Subject to the necessary planning permissions, the property also offers excellent scope to extend the ground floor, as several neighbouring properties have successfully done, allowing purchasers the opportunity to create additional living space to suit their own requirements.

Bentsbrook Park is renowned for its friendly community atmosphere, with residents contributing to the upkeep of the private road through an annual maintenance charge of approximately £300 per annum.







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Bathrooms: 1

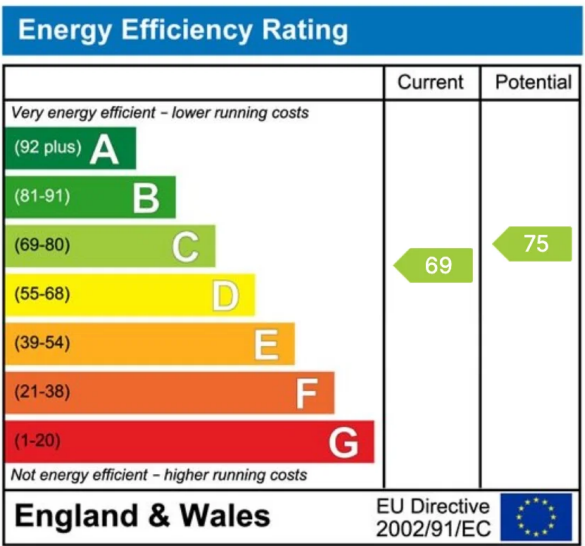
Receptions: 1

Location

Within walking distance is a local convenience store with Post Office, doctor's surgery, pharmacy, coffee shop and the picturesque village green overlooked by St John's Church. Holmwood Common and the surrounding Surrey countryside are moments away, offering superb walking, cycling and outdoor pursuits, with the nearby Surrey Hills, Box Hill and Ranmore Common providing endless opportunities to explore.

Despite its peaceful setting, the property is exceptionally well connected. A bus stop is located close to the entrance of the road, with regular services including the 93 to Dorking and the 21 linking Epsom, Dorking and Crawley. Dorking Main railway station provides services to London Victoria and London Waterloo, while Dorking Deepdene offers connections towards Guildford, Reading and Redhill, with onward links to Gatwick Airport.

Families are well catered for, with St John's C of E Primary School within the village and a number of highly regarded independent and state schools within easy reach, including Downsends School, St Andrew's School and Epsom College. Dorking town centre lies less than two miles away, offering an excellent selection of shops, cafés, restaurants and leisure facilities, while the M25 (Junction 9) provides convenient access to both London and the wider motorway network.



Bentsbrook Park, North Holmwood, Dorking, RH5 4JL

Approximate Gross Internal Area = 143.5 sq m / 1545 sq ft
(Including Garage)

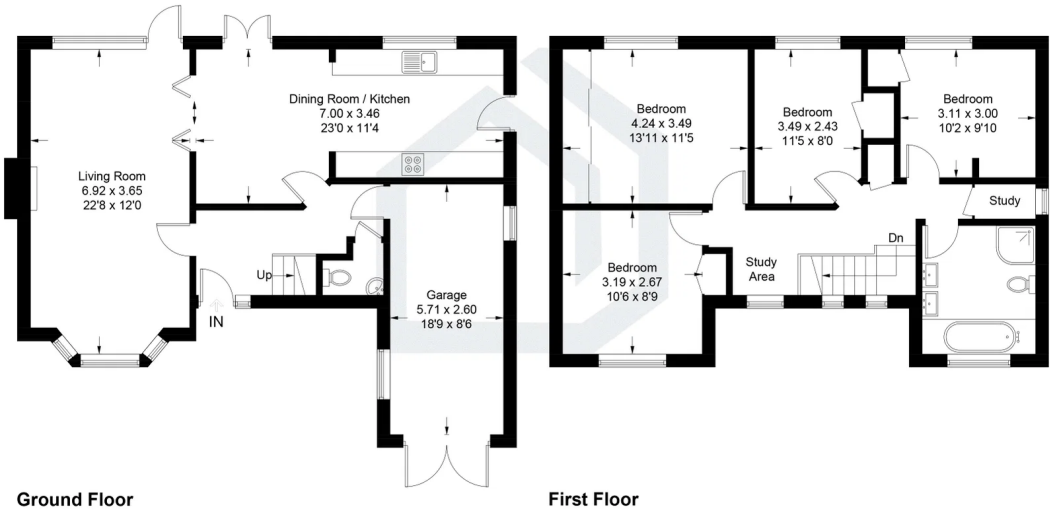


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1321627)

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