

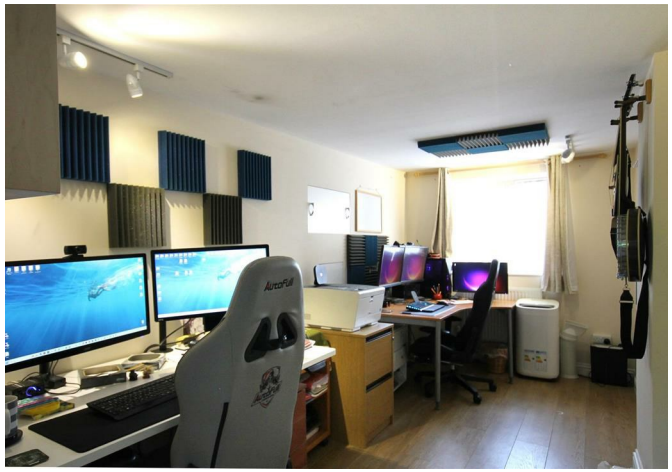
8 Anstiebury Close, Beare Green, Dorking, Surrey, RH5 4RE

Asking Price £485,000









- LINK DETACHED HOME
- KITCHEN/BREAKFAST ROOM
- RESIDENTIAL CUL DE SAC
- SOUTH/EAST FACING GARDEN
- SOUND PROOFED MUSIC STUDIO/OFFICE
- THREE/FOUR BEDROOMS
- SITTING/DINING ROOM
- UTILITY ROOM
- AMPLE PARKING
- CLOSE TO HOLMWOOD MAINLINE STATION

Description

Tucked away in a peaceful cul-de-sac within the popular village of Beare Green, this attractive three/four-bedroom link-detached home offers versatile and well-presented accommodation, ideal for modern family living.

At the heart of the property is a spacious dual-purpose sitting/dining room, providing an excellent setting for both everyday living and entertaining. The kitchen/breakfast room enjoys an adjoining utility area, creating a practical and sociable space for busy households.

A particular feature of the home is the professionally converted garage, currently arranged as a fully soundproofed music studio and home office. This highly adaptable room offers a variety of potential uses, including a fourth bedroom, creative workspace, playroom or study, depending on individual requirements.

The first floor comprises three generously proportioned bedrooms, all offering comfortable and inviting accommodation, together with a fully tiled family bathroom featuring a luxurious Jacuzzi bath.

Outside, the property benefits from a private south-easterly facing garden designed for low-maintenance enjoyment, providing an ideal space for relaxing and outdoor entertaining. To the front, there is ample off-road parking and the added convenience of an Ohme EV charging point.

Combining flexible living space, modern practicalities and a desirable village setting, this charming home presents an excellent opportunity for families and professionals alike seeking a peaceful yet well-connected lifestyle.

Situation

The property is set close to the heart of the popular village of Beare Green with its shops, primary school and own "Holmwood" train station which offers services to London, Horsham and the South Coast. The village is set on the southern edge of Dorking and is accessible to Holmwood Common and many areas of outstanding beauty offering countryside walks and cycling routes.
Dorking Town Centre is approximately 4.5 miles to the north which offers a comprehensive range of facilities such as five supermarkets including Waitrose and Mark and Spencer, many well regarded local and national shops, and a wonderful selection of good quality restaurants, coffee shops and pubs.
There is a range of highly recommended schools for all ages and two Doctor's surgeries. Dorking Halls offers cultural entertainment and includes a theatre and cinema with the Dorking Sport Centre set just next door.
The M25 can be accessed via Dorking at Junctions 8 & 9, Reigate & Leatherhead.

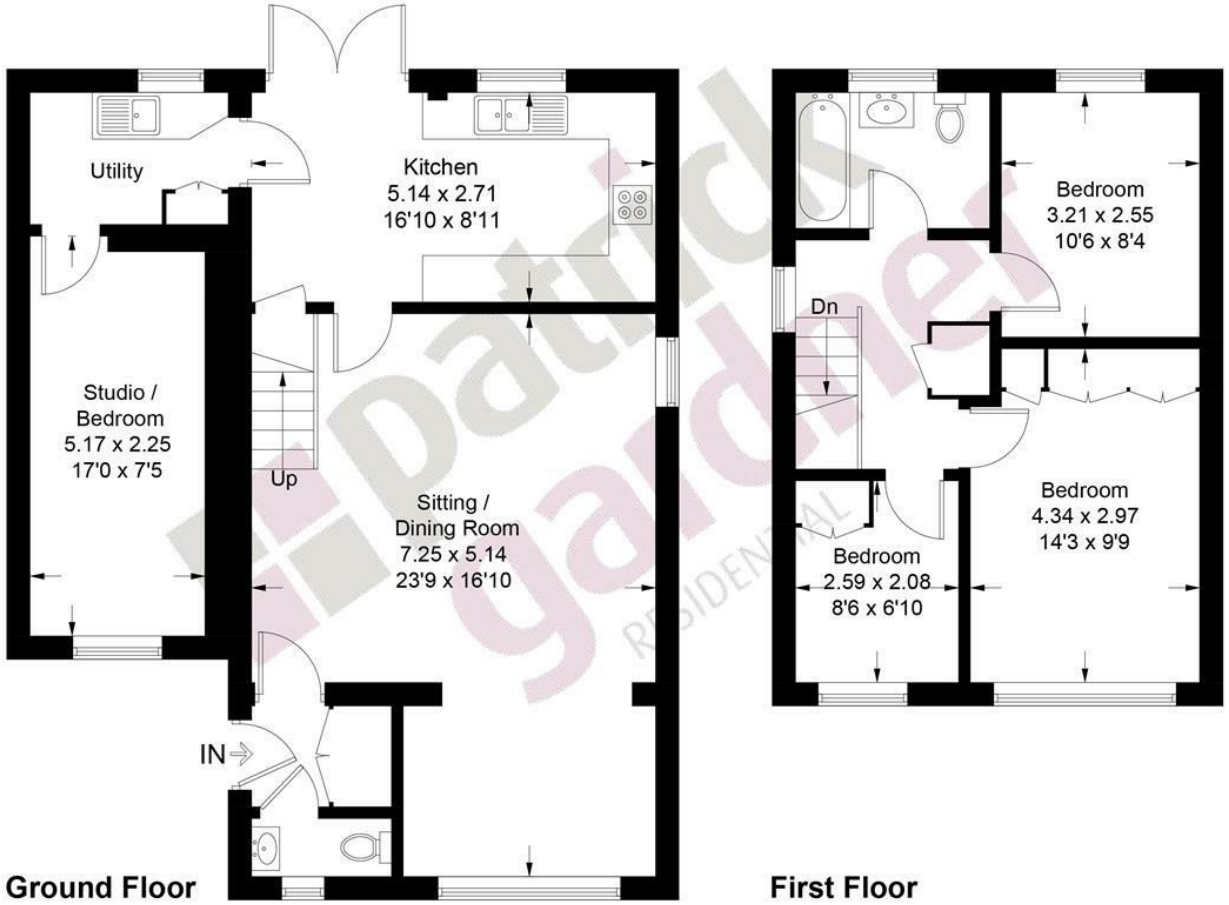
Tenure	Freehold
EPC	C
Council Tax Band	E







Approximate Gross Internal Area = 112.4 sq m / 1210 sq ft



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. (ID1313996)

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