



**patrick
gardner**
RESIDENTIAL

60 Bakers Way, Capel, Surrey, RH5 5JS

Asking Price £465,000



- EXTENDED THREE BEDROOM FAMILY HOUSE
- DRIVEWAY PARKING
- PRIVATE, LANDSCAPED REAR GARDEN
- SPACIOUS LIVING ROOM
- PLENTY OF STORAGE THROUGHOUT
- LOCATED IN POPULAR DORKING VILLAGE
- ADAPTED GARAGE - UTILITY / GYM / OFFICE
- MODERN FITTED KITCHEN / DINING ROOM
- FURTHER RECEPTION ROOM / PLAYROOM
- VENDOR SUITED

Description

Located within a popular residential development in the village of Capel, this beautifully presented and extended three-bedroom semi-detached home offers spacious and versatile accommodation, ideally suited to modern family living.

A small entrance opens into a spacious sitting room, which leads through to a contemporary horseshoe-shaped kitchen/dining room, designed to maximise storage with an extensive range of fitted cupboards and generous work surfaces. There is ample space for a family dining table, while beyond, the rear extension creates a flexible additional reception area, ideal for family living, entertaining and relaxation.

Upstairs, there are three bedrooms enjoying different aspects, all benefiting from built-in storage, together with a modern family bathroom.

A particular feature of the property is the landscaped rear garden. Enjoying a good degree of privacy, it has been designed for low-maintenance living with an artificial lawn and offers an excellent space for relaxing, outdoor dining and family enjoyment.

The garage has been adapted to provide a versatile home office or gym, while the remaining section has been converted into a practical utility room with useful additional storage. Offering well-balanced accommodation in a peaceful village setting, this attractive home combines flexible living space with practical features, making it ideally suited to modern family living.

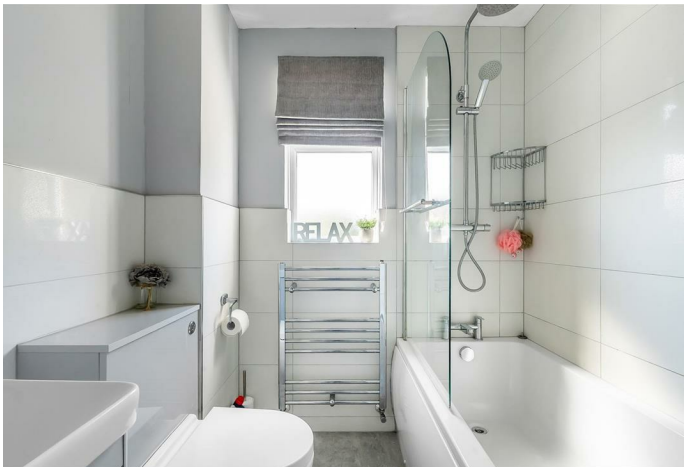
Situation

Bakers Way is a popular residential development, ideally positioned within the heart of the sought-after Surrey village of Capel, with everyday amenities and beautiful surrounding countryside all within easy reach.

Capel offers a strong sense of community alongside an excellent range of local facilities, including a village shop and post office, doctor's surgery with pharmacy, primary school, church, village hall, petrol station and a popular pub. A variety of sports clubs and recreational facilities further enhance the village's appeal, while the surrounding countryside provides miles of footpaths and bridleways, ideal for walking, cycling and riding.

The nearby market towns of Dorking and Horsham provide a wider selection of shopping, restaurants, leisure facilities and mainline rail services to London. With convenient access to the A24 and a choice of highly regarded schools, Capel offers an excellent balance of village living and modern convenience.

Tenure	Freehold
EPC	C
Council Tax Band	D



Approximate Gross Internal Area = 75.3 sq m / 810 sq ft
Store / Gym / Study = 14.2 sq m / 153 sq ft
Total = 89.5 sq m / 963 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. (ID1319282)

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171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 **Email:** dorking@patrickgardner.com
www.patrickgardner.com

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