



## DEANS, HENFOLD DRIVE

BEARE GREEN  
DORKING RH5 4QS

Wonderful rural setting ♦ Set in just under four acres ♦  
Superbly positioned for transport links ♦ Practical family  
accommodation ♦ No onward chain ♦ Double garage

### Situation

Deans is ideally situated in an outstanding rural setting mid way between the vibrant villages of Beare Green and Newdigate. For every day needs the two villages offer a village hall, three pubs, two schools, a village church, community shop/post office, recreation ground and a sports club. There is also a farm shop at Ockley. For a more comprehensive range of shops, eateries and leisure facilities the bustling market towns of Dorking and Reigate are only 5.4 miles and 8.4 miles away respectively. Communications are excellent with the A24 giving access to not only the South Coast but the M25 and the national motorway network, whilst Gatwick is only 10 miles away. For the commuter Holmwood station (1.4 miles), Dorking (5.9 miles) and the Gatwick express provide rail services to London Victoria, Waterloo and London Bridge. There are a choice of state and private schools within easy reach, including The Weald School at Beare Green, Scott-Broadwood, Belmont Preparatory, Duke of Kent, Cranleigh, Box Hill and Reigate Grammar to name but a few. Recreational opportunities in the area include golf at a number of local clubs (including Gatton Manor, Dorking, Rusper and Betchworth Park), polo at Hurtwood Park, Rugby clubs at both Dorking and Reigate and exceptional access to walking, cycling and hacking across the Surrey Hills Area of Outstanding Natural Beauty.

### Description

An imposing detached family house arranged over two floors to provide about 2353 square feet of practical family accommodation to include the garage in about just under four acres of land including a large section of woodland at the rear.

Outside, the house benefits from a substantial private driveway providing off street parking for a number of cars leading to the double garage. The rear garden is arranged as substantial lawns flanked on both sides by mature, planted screening, with a large terrace. There is a bridge over a small stream at the rear of the garden leading to the woodland garden.

### Viewing:

#### Savills Reigate

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# Beare Green, Dorking, Surrey, RH5 4QS

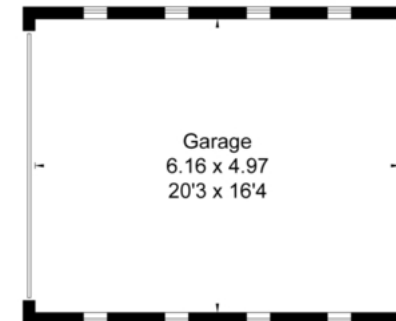
Gross Internal Area (approx) = 188 sq m / 2024 sq ft (Excluding Void)

Garage = 30.6 sq m / 329 sq ft

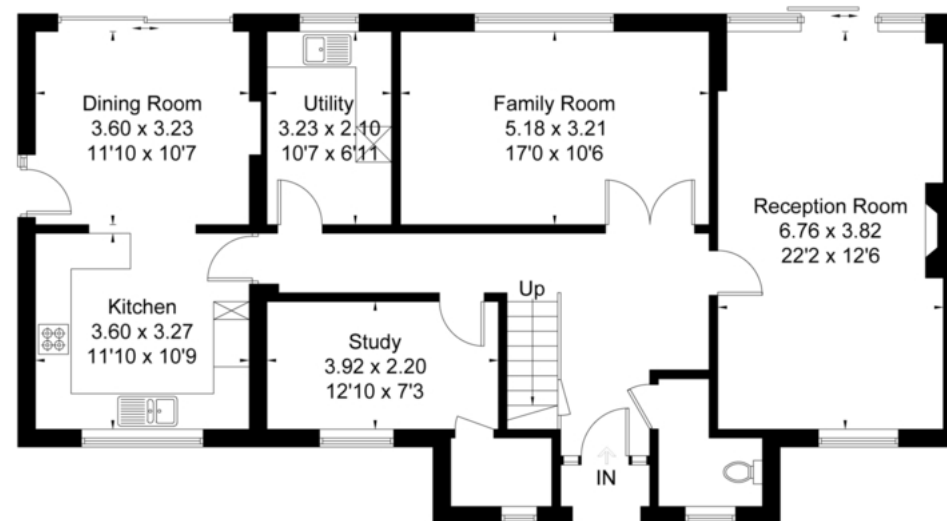
Total = 218.6 sq m / 2353 sq ft

For identification only. Not to scale.

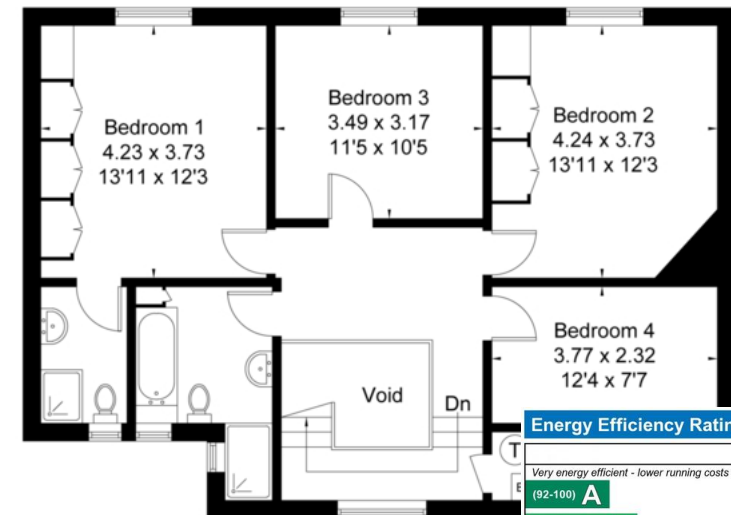
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(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**Savills Reigate**

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