



A beautiful character home in large gardens

Postern Gate, Henfold Lane, Holmwood, Dorking, Surrey RH5 4NX

Guide Price £1,700,000



Period home with fine architectural details • The potential to put your own stamp on the house • Great far reaching countryside views • A number of outbuildings and workshops with great potential

Local information

Posterns Gate is ideally situated in an outstanding rural setting near the vibrant villages of Beare Green, the Holmwoods and Newdigate, with stunning local walks on your doorstep. For every day needs the nearby villages offer village halls, pubs, schools, village churches, community shops/post offices, recreation grounds 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 approximately 4.2 miles and 6.8 miles away respectively. Communications are excellent. The A24 gives access not only to the South Coast but also to the M25 and the national motorway network. Gatwick is approximately 10 miles away. For the commuter, Holmwood station is approximately 2 mile distant offering a direct train line to London Victoria. Dorking and Dorking Deepdene Stations are approximately 8 miles distant providing rail services to London Victoria, Waterloo, London Bridge and, East-West, to Gatwick, Guildford and Reading. There are many good state and private schools within easy reach.

About this property

Posterns Gate is a substantial and handsome character period home of great architectural interest in need of modernization. Situated in a charming rural setting with far reaching views over the surrounding countryside, you have the ability

to create something very special. The accommodation totals around 5,217 sq ft and is both flexible and capacious, ideal for modern family life. The layout and accommodation is shown in the following floor plan and comprises six bedrooms, three receptions rooms and three bathrooms. Of particular note is the large sitting room which is flooded with natural light and features an impressive fireplace with charming bay and with doors out onto the gardens. The fully equipped kitchen/breakfast room is also flooded with light and has double doors onto the terrace. Outside the extensive gardens and grounds amount to about 0.94 of an acre, mainly laid to lawn, with a feature rose trellis and a number of mature specimen trees. The house is approached via private gates onto a large gravel driveway with impressive turning circle, benefitting from ample parking for numerous vehicles. There is a summer house and large garaging with a selection of outbuildings which would be ideal for conversion subject to the usual consents.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills





Approximate Area = 406.0 sq m / 4370 sq ft
Garage = 45.5 sq m / 490 sq ft
Outbuilding = 33.2 sq m / 357 sq ft
Total = 484.7 sq m / 5217 sq ft
(Excluding Open Area / Shed / Including Loft)
Including Limited Use Area (19.6 sq m / 211 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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