



**Price**  
**£850,000**

**Freehold**

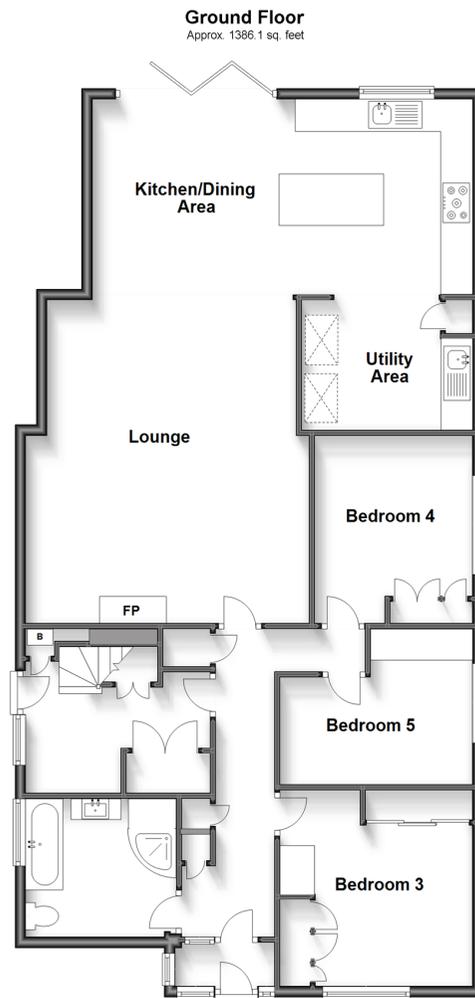
5x  2x  1x 

**Highland Road, Beare  
Green, Dorking, Surrey,  
RH5**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge : 19'7 max x 18'0 max (5.97m x 5.49m)

Kitchen/Dining Area: 23'5 x 11'9 (7.14m x 3.58m)

Utility Area: 10'6 x 8'11 (3.20m x 2.72m)

Bedroom 3: 12'5 x 11'10 max (3.79m x 3.61m)

Bedroom 4: 11'5 x 9'9 (3.48m x 2.97m)

Bedroom 5: 12'4 x 9'5 (3.76m x 2.87m)

Bathroom

Lobby/Stairwell/ Study

### FIRST FLOOR

Landing/Study : 17'5 x 16'3 (5.31m x 4.96m)

Bedroom 1: 22'2 x 14'6 (6.76m x 4.42m)

Walk-in Wardrobe: 9'9 x 5'6 (2.97m x 1.68m)

Bedroom 2: 14'4 x 11'6 (4.37m x 3.51m)

Bathroom: 13'8 x 9'7 (4.17m x 2.92m)

### OUTSIDE

Driveway/Off Road Parking

Garage/Workshop: 41'8 x 7'11 (12.71m x 2.41m)

Rear Garden

BBQ Area



## Main features

- Stunning family home extended and modernised to a high specification
- Modern open plan living perfect for entertaining family and friends
- Large garden with BBQ area overlooking fields
- Large garage/workshop
- Juliet balcony and dressing room to bedroom 1
- Village location and close to Holmwood station
- Flexible accommodation



### Nearest Schools

Primary Schools: The Weald CofE Voluntary Aided Primary 1.0 miles, Newdigate CofE Primary 1.4 miles, Scott Broadwood CofE Primary 1.6 miles  
Secondary Schools: The Priory CofE Voluntary Aided School 4.5 miles, The Ashcombe School 5.6 miles



### Transport Information

Train Stations: Holmwood 0.6 miles, Ockley 4.1 miles, Dorking 4.4 miles



### Address

Highland Road, Beare Green, Dorking, Surrey, RH5



### Directions

For directions to this property please contact us.



**cubitt&west**  
Helping you move forwards

Call Dorking Branch 01306 883399 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

<b>EPC RATING</b> Lightbulb icon   100% scale	<b>CURRENT:</b> D(58)	<b>POTENTIAL:</b> A(100)
--	--------------------------	-----------------------------

20510902/20240213/CFE/JG