



**Price**  
**£750,000**

**Freehold**

4x  2x  2x 

**Greenfields Place, Beare  
Green, Dorking, Surrey,  
RH5**

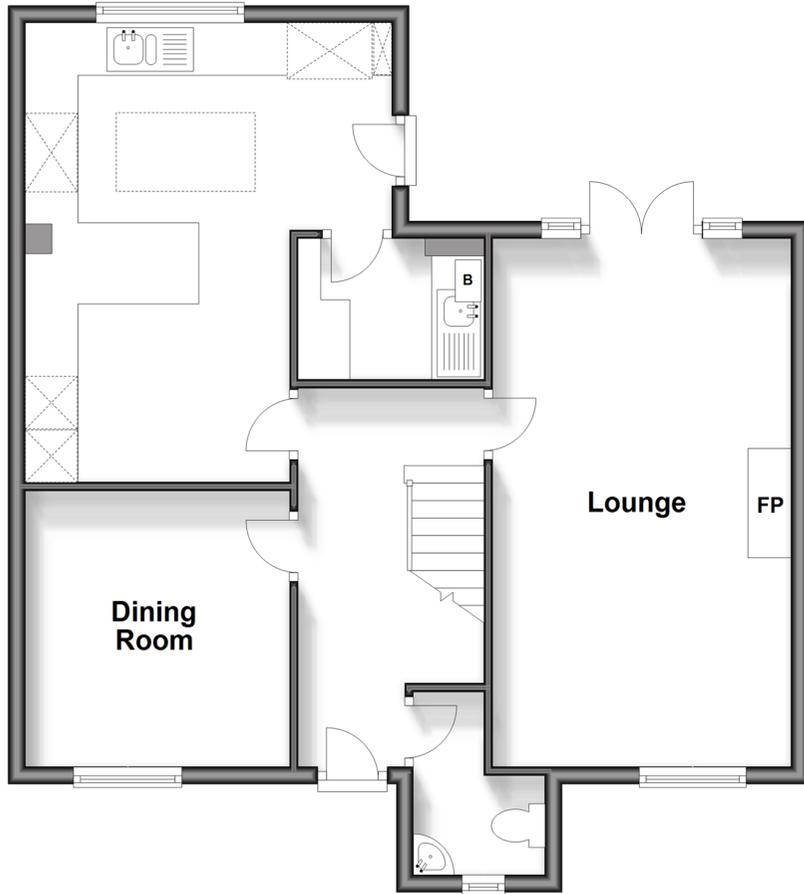
**OVER 60?**

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

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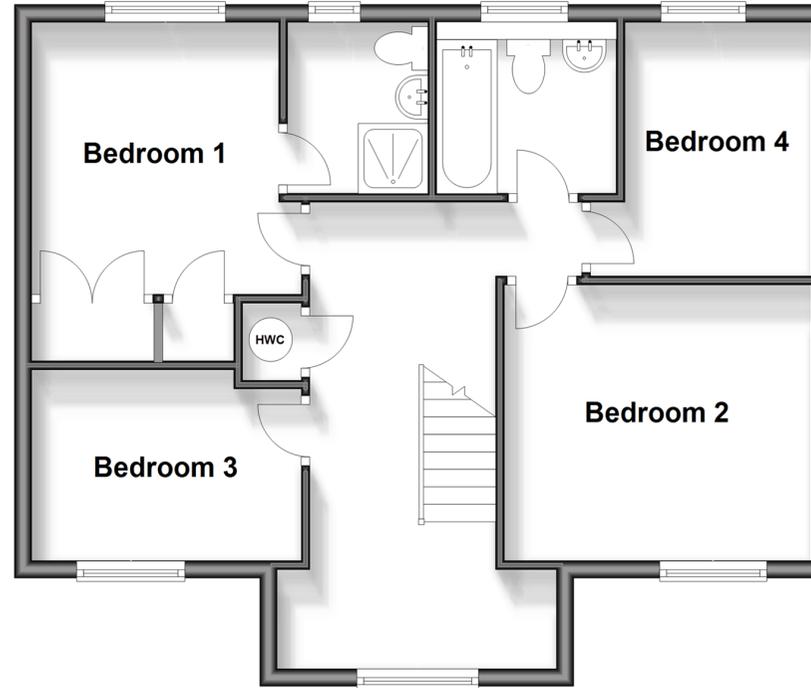
## Ground Floor

Approx. 65.9 sq. metres (709.0 sq. feet)



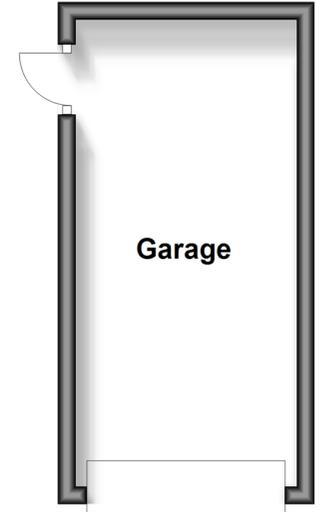
## First Floor

Approx. 59.6 sq. metres (642.0 sq. feet)



## Outbuilding

Approx. 13.7 sq. metres (147.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 19'9 x 11'3 (6.02m x 3.43m)

Dining Room: 10'4 x 9'10 (3.15m x 3.00m)

Kitchen/Breakfast Room: 17'1 x 13'10 (5.21m x 4.22m)

Utility room: 6'9 x 5'5 (2.06m x 1.65m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 10'1 x 9'2 (3.08m x 2.80m)

En-suite Shower Room

Bedroom 2: 11'5 x 10'1 (3.48m x 3.08m)

Bedroom 3: 10'4 x 7'1 (3.15m x 2.16m)

Bedroom 4: 9'3 x 7'1 (2.82m x 2.16m)

Bathroom

### OUTBUILDING

Garage

### OUTSIDE

Front Garden

Driveway

Rear Garden



## Main features

- Small modern development in the heart of a popular village
- Extended and re-modelled kitchen/breakfast room
- Ample parking with detached garage and driveway
- Great transport links
- Easy reach to countryside walks and cycle trails
- Scope to update

## Nearest Schools

Primary Schools: The Weald CofE Voluntary Aided Primary 0.6 miles, Newdigate CofE Primary 1.4 miles, Scott Broadwood CofE Primary 1.8 miles  
Secondary Schools: The Priory CofE Voluntary Aided School 4.1 miles, The Ashcombe School 5.2 miles

## Transport Information

Train Stations: Holmwood 0.2 miles, Ockley 3.7 miles, Dorking 4.2 miles

## Address

Greenfields Place, Beare Green, Dorking, Surrey, RH5

## Directions

For directions to this property please contact us.



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Call Dorking Branch 01306 883399 ■ [cubittandwest.co.uk](http://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.



20511289/20240504/CFE/OK