












# Mill Pond House

Mill Lane, Holmwood, Surrey



# A detached three bedroom property set in 15 acres with excellent prospects to extend and add value

An attractive family home offering well-proportioned accommodation with neutral décor throughout. The property is located on a rural estate, however only 3.5 miles from Dorking town centre and the railway station. The house has excellent potential to extend / add value, with full permitted development rights.

 <b>3 RECEPTION ROOMS</b>	 <b>3 BEDROOMS</b>	 <b>1 BATHROOM 1 CLOAKROOM</b>
 <b>GARAGE AND CAR PORT</b>	 <b>15 ACRES</b>	 <b>FREEHOLD</b>
 <b>RURAL</b>	 <b>1,491 SQ FT</b>	 <b>GUIDE PRICE £1,150,000</b>



## The property

Mill Pond House is an attractive, part tile-hung family home offering nearly 1,500 sq ft of light-filled, flexible accommodation arranged over two floors. The house looks over the 15 acres of land, and benefits from far-reaching views over the surrounding countryside and Leith Hill.

## Planning Prospects

From a planning perspective, the house is still the “original house” meaning that the house can be extended to 140% of the current size in accordance with established planning principles in Mole Valley. In addition to the 40% increase, the house benefits from full permitted development rights allowing large single storey side extensions and large two storey rear extensions. This house can be extended to provide a 5 bedroom house of approximately 3,500 sq ft. Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority



## Outside

The formal garden surrounding the property is laid mainly to level and gently-sloping lawn bordered by mature hedging and a range of trees. The 15 acres of grazing land benefits from a separate vehicular access, new chestnut stock fencing and water troughs.

## Location

Located in an enviable spot in the heart of the Surrey Hills National Landscape, surrounded by miles of walking, cycling and riding routes, South Holmwood village offers day-to-day amenities including local shopping, a village club and GP surgery. More extensive shopping and recreational facilities can be found in the historic market towns of Dorking and Horsham which offer boutique and high street shopping, pubs, bars and restaurants, Horsham also having a theatre, cinema and leisure centre.

Communications links are excellent: the A24 links to the M25 and motorway network, London Gatwick Airport offers a wide range of domestic and international flights and Holmwood station (1.4 miles) offers regular services to central London.



## Distances

- A24 (London-Worthing road) 0.5 mile
- South Holmwood 0.8 mile
- Dorking 3.6 miles
- M25 (Junction 9) 9.2 miles
- London Gatwick Airport 9.6 miles
- Horsham 10.9 miles
- Guildford 16.2 miles
- Central London 29.7 miles

## Nearby Stations

- Holmwood 1.4 miles
- Dorking 3.7 miles

## Key Locations

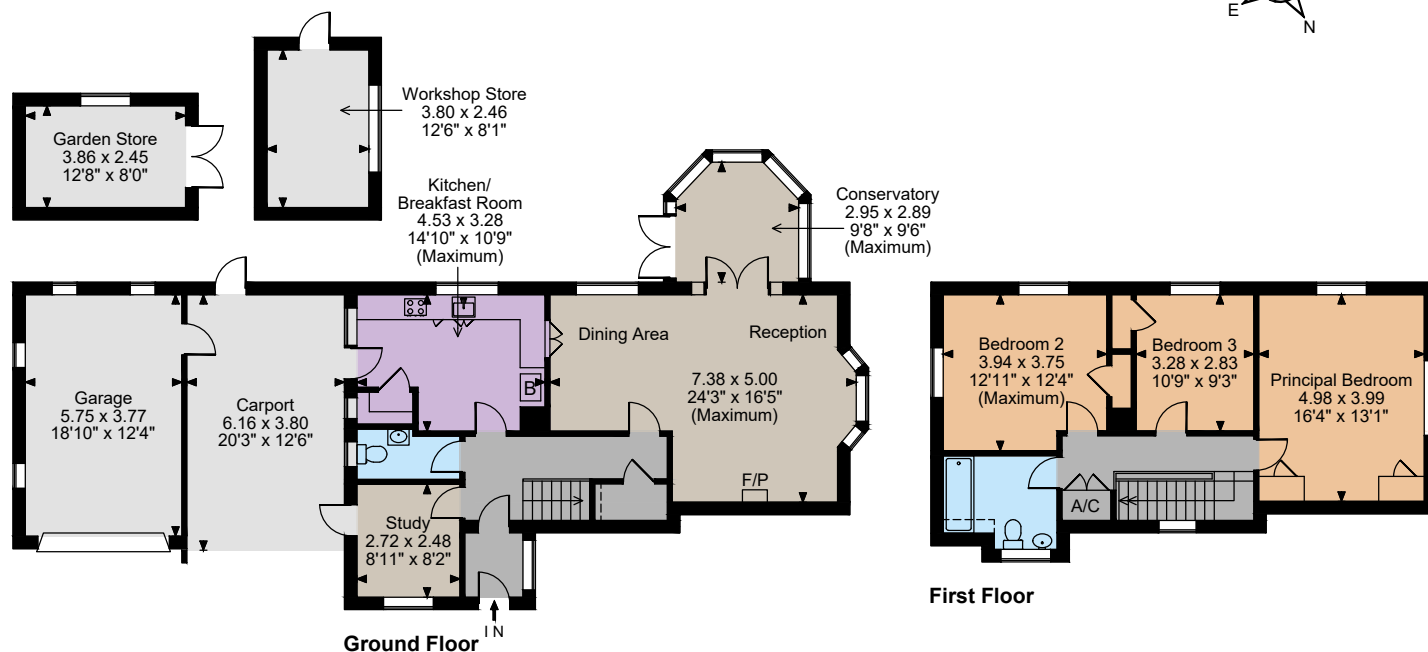
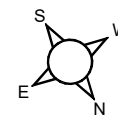
- Polesden Lacey
- Denbies Wine Estate
- Box Hill
- Leith Hill

## Nearby Schools

- Moon Hall
- Hurtwood House
- Box Hill
- St Teresa's
- Duke of Kent







The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
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## Floorplans

Main House internal area 1,491 sq ft (138 sq m)  
Garage internal area 496 sq ft (46 sq m)  
Outbuilding internal area 203 sq ft (19 sq m)  
Total internal area 2,190 sq ft (203 sq m)  
For identification purposes only.

## Directions

RH5 4NU

what3words: ///fingernails.safely.rift

## General

Local Authority: Mole Valley District Council  
Tel: 01306 885001

Services: Mains water, gas, electricity and drainage. Oil fired heating

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: D

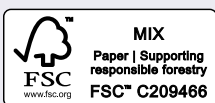
## Guildford

215-217 High Street, Guildford, GU1 3BJ

01483 306565

guildford@struttandparker.com  
struttandparker.com

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