



Swallows Hill | Fredley Park | Mickleham | Dorking | Surrey
RH5 6DD



INDEPENDENT PROPERTY AGENTS

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We are delighted to offer this beautiful 1920's character family home 'Swallows Hill' located in Fredley Park, Mickleham, on the outskirts of Dorking. The accommodation, approaching 4,500 sq feet, offers five bedrooms, three bath/shower rooms, two downstairs cloakrooms, three reception rooms, a kitchen/breakfast room and separate utility as well as a detached annexe above the garage. The generous entrance hall, drawing room with its original brick open fireplace and dining room all benefit from beautiful solid wood parquet flooring. The large family kitchen is fitted with granite worktops, many base and eye level painted wooden units, built in appliances, double sink and an Aga.

To the first floor the master bedroom has a four piece en-suite bathroom with a freestanding cast iron claw leg roll top bath and twin sinks, large dressing room and a private sitting room. There are two further

bedrooms and a contemporary shower room on this floor whilst the second floor offers two further large bedrooms and an equally modern shower room. The property also benefits from gas central heating by radiators and double glazed windows.

Set in Fredley Park, an area of individual homes set in their own secluded gardens, Swallows Hill is approached via a large driveway providing parking for several vehicles and leads to a triple detached garage with a self-contained bedroom/office above, including a kitchenette and shower room. The south facing rear gardens are bordered by impressive mature trees, is approximately 1.3 acres in size, and are mainly laid to lawn with an imposing 'Avenue' style pathway with flowerbeds on either side featuring many plants, bushes and shrubs. The garden also offers stunning views of the Surrey Hills.

Located within the North Downs, a designated Area of Outstanding Natural Beauty, Mickleham is a picturesque Surrey village with an ancient village Church, popular pub/restaurant 'The Running Horses' and general stores. The countryside immediately surrounding Mickleham includes Box Hill and Ranmore Common which is an ideal location for walking and riding enthusiasts whilst the historic market town of Dorking is only a short drive away offering an excellent array of shops, restaurants and a sports/swimming

pool centre. There is an excellent choice of both state and private schools in the area, including Box Hill School which is a co-educational boarding/day school. The area benefits from excellent transport links providing easy access to the A24 and M25 roadlinks, with the M25 being accessed at junction 9 less than four miles away, leading to both Heathrow and Gatwick airport. Nearby Dorking and Leatherhead railway stations offer services to London Victoria and London Waterloo.

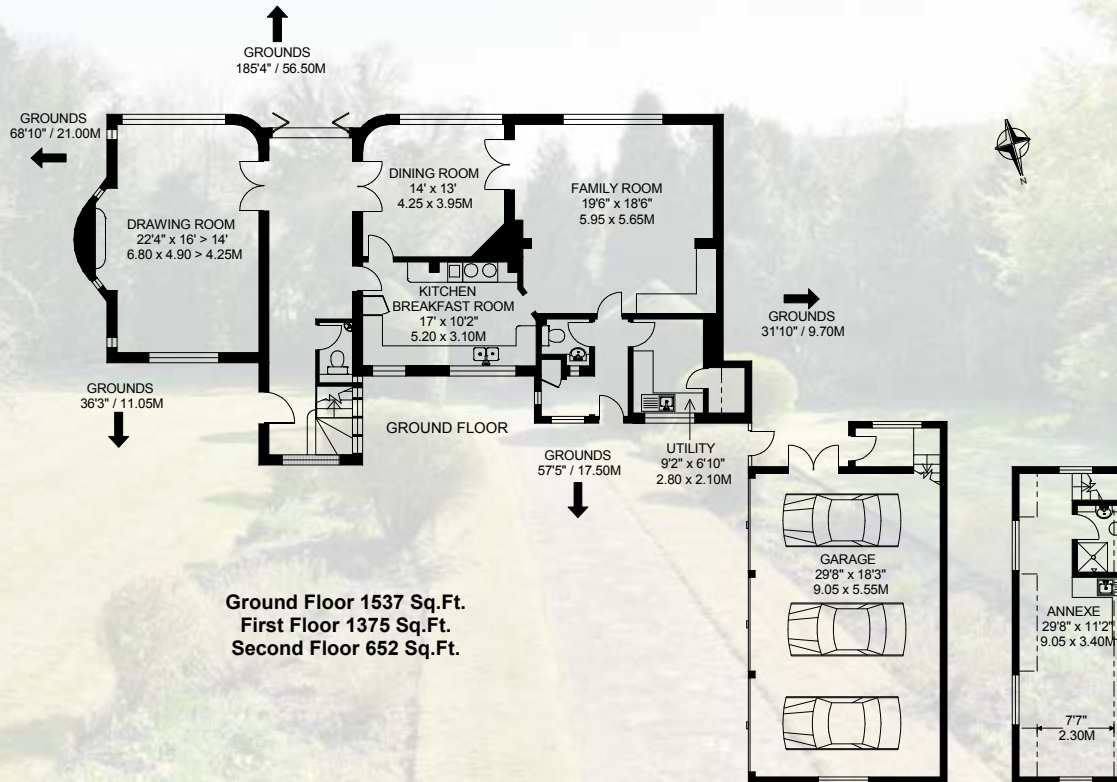
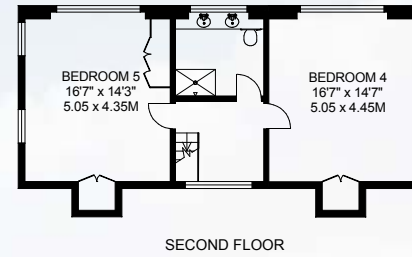
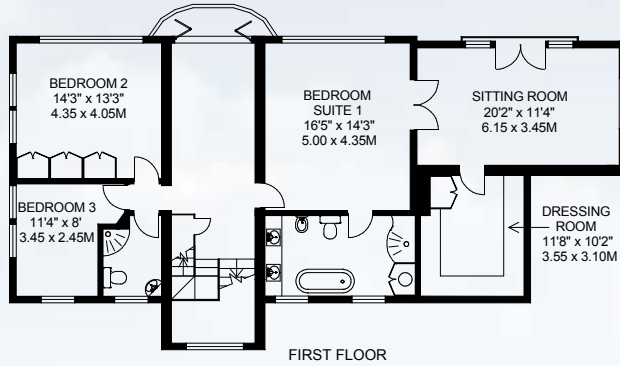
For further information or to arrange a viewing, please contact a member of our Sales Team on 01737 817718.

Price: On application



Approx. Gross Internal Area
3,564 sq ft (331.1 sq m)

Plus
Garage 578 sq ft
Annexe Office 330 sq ft



**Ground Floor 1537 Sq.Ft.
First Floor 1375 Sq.Ft.
Second Floor 652 Sq.Ft.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 to 100)	A		
(69 to 81)	B		
(55 to 68)	C		
(39 to 54)	D	65	71
(21 to 38)	E		
(1 to 20)	F		
	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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