

Kennedys'

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7 Pilgrim Lane
Dorking
RH4 1GQ

Are you looking for that rare beast of a home; maybe a downsize, or UK home that you can lock up and leave. Something that is modern, but with a bit of charm and character, and not only that, is right on the edge of Dorking town, with everything it has to offer and with no onward chain. Well, we might have just the thing!

£769,950



4



2



3



2



- Pretty flint fronted four bedroom family home
- Sitting room to front
- Guest bedroom with en-suite
- Shaker style kitchen with granite work tops
- Off street parking

- Open plan kitchen/dining/family room
- Primary bedroom with en-suite
- Family bathroom
- Pretty rear garden with patio for entertaining
- NO ONWARD CHAIN

EPC: B



PROPERTY DESCRIPTION

Situated in a small exclusive development, built by Latchmere Homes in recent years, we are delighted to offer a stylish flint fronted four bedroom cottage. The property has slightly bottom heavy accommodation, courtesy of a fabulous open plan kitchen/dining/family room area that extends 25'11 by 17'2, with a fully fitted Shaker style painted kitchen with granite tops, gas cooker hob, extractor hood, underlighting to wall units and more besides. The room enjoys the benefit of a skylight with remote control ceiling blind, and double doors out to the rear garden. To the ground floor there is also a cloakroom and front sitting room.

In the hallway the modern staircase rises to the first floor, where there are three bedrooms, one with en-suite shower room, and family bathroom, whilst to the top floor is a fourth bedroom, currently used as the main bedroom, with air conditioning and en-suite shower room.

The property is full of features, from wooden floors boards, to downlighters, feature fire, underfloor heating to ground floor, radiators to first and second floor, EV point for electric car charging, solar panels, air conditioning to top floor, modern fitted kitchen and bathrooms, and of course all presented to a very high standard throughout.

To the outside, the cottage is approached by way of a private driveway space, being brick laid and providing parking for two vehicles, whilst to the rear garden there is a terrace area leading on to lawns and a hardstanding area with useful garden store room/shed.









PROPERTY DESCRIPTION

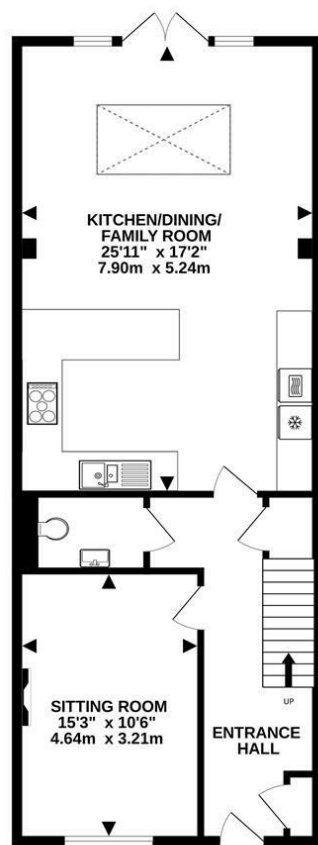
The town of Dorking is easy accessed from here, and offers a comprehensive range of high street shop, smaller bespoke boutiques, three major supermarkets, and a large variety of coffee shops, cafes and restaurants. Dorking Leisure Center and Dorking Halls offer a multitude of sport, social and recreational facilities and there are excellent local schools, both primary and secondary in private and public sectors. Travelling is made easy for the commuter from either Dorking Railway station with links into London Victoria and London Waterloo in approx.. 50 minutes and Dorking Deepdene with links to Reading and Gatwick. The M25 is a under ten miles to either Junction 9 at Leatherhead or Junction 8 at Reigate. Walking and cycling enthusiasts can take advantage of both Ranmore and Box Hill, both of which are on the doorstep and you will find Denbies, one of England's largest vineyards a short walk away.

Council Tax Band: F

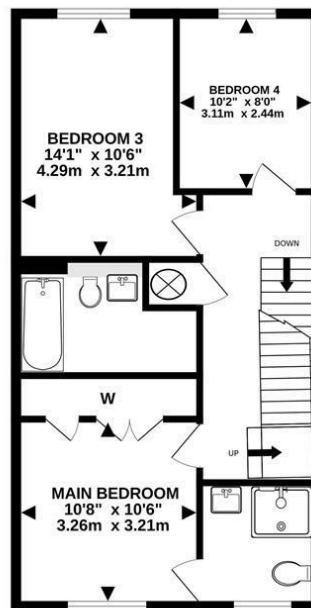
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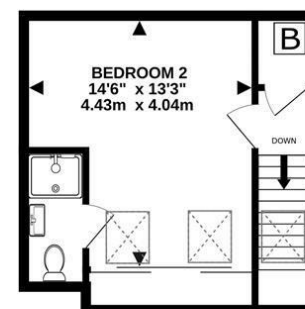
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	G	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL FLOOR AREA : 1649sq.ft. (153.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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7, Pilgrim Lane

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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