



Moonfleet Burney Road, Westhumble, Dorking, Surrey, RH5 6AU

Price Guide £1,000,000



- DESIRABLE DETACHED RESIDENCE
- 3 DOUBLE BEDROOMS
- REAR SINGLE STOREY EXTENSION
- WALKING DISTANCE TO WESTHUMBLE TRAIN STATION
- ENSUITE BATHROOM
- QUIET PRIVATE ROAD LOCATION
- STUNNING REAR GARDEN
- POTENTIAL TO IMPROVE
- SINGLE GARAGE TO SIDE
- DRIVEWAY PARKING

Description

Located in one of Westhumble's most premier private roads, this rarely available three bedroom detached family home offers spacious accommodation arranged over two floors. Just minutes away from the local train station, this stunning home also benefits from far reaching views of Box Hill, a large garden and the potential to extend STPP.

An impressive entrance hall/study 15'0 x 10'11 provides access to all principal rooms. The formal sitting room (25'9" x 17'1) enjoys views to both the front and rear gardens, features an open fireplace and the extended dining/reception room has direct access via French doors to the rear terrace. To the rear of the property is the kitchen that includes a selection of base units and matching eye-level cupboards and stunning views. There is access out to the rear covered porch with ample storage cupboards and access to the integral garage. The study with adjoining W.C and wash basin completes the ground floor accommodation. An easy rising staircase leads to the first-floor galleried landing. All three bedrooms enjoy varying aspects and are serviced by the family bathroom.

Externally the property benefits from driveway parking and a garage. The front garden is well screened with hedgerow borders. The stunning rear garden is a real feature of the home and is a testimony to the previous owner.

Situation

urney Road is a highly regarded private residential close set in the heart of the quiet hamlet of Westhumble, approximately a mile from the market town of Dorking, within the Mole Valley district. A short walk away is the local train station, Box Hill and Westhumble, offering regular services to London Victoria & Waterloo, and to Horsham. Close by is Denbies – the UK's largest vineyard, The Stepping Stones pub, which is popular with families, ramblers and cyclists. The nearby towns of Dorking and Leatherhead offer a comprehensive range of facilities including: restaurants, shops, supermarkets, state and private schools, churches, doctors surgeries, sports halls and gyms, theatres and cinemas. The property is surrounded by some of the County's finest walking, riding and cycling countryside including Norbury Park, Headley Heath, and the Surrey Hills (AONB). The linked village of Mickleham, is home to the parish church, St Michaels School, the village hall and two pubs. Gatwick and Heathrow airports are approximately twelve and twenty five miles away respectively, by local roads or the M25 which can be accessed at Junctions 8 or 9 (Reigate or Leatherhead).

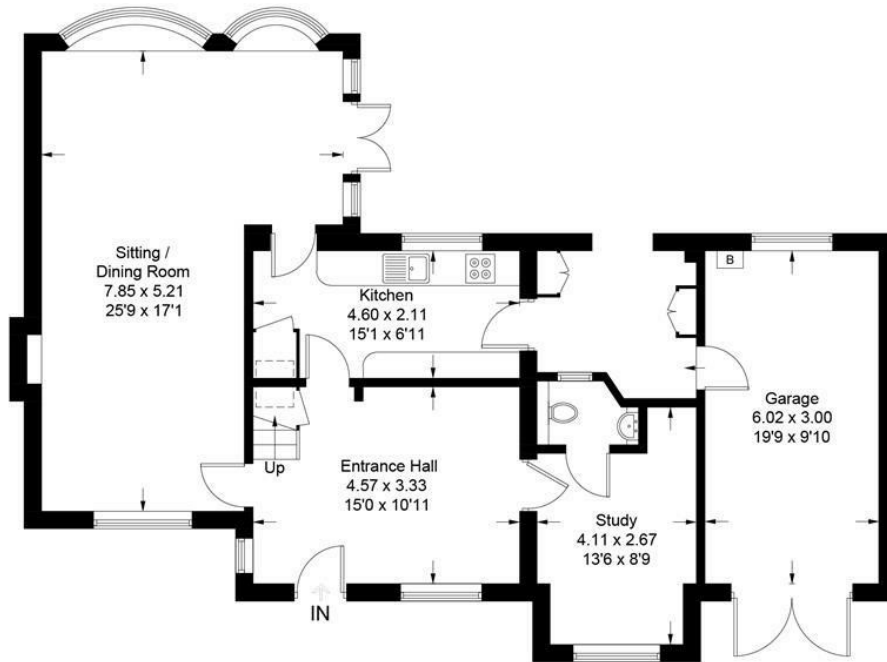
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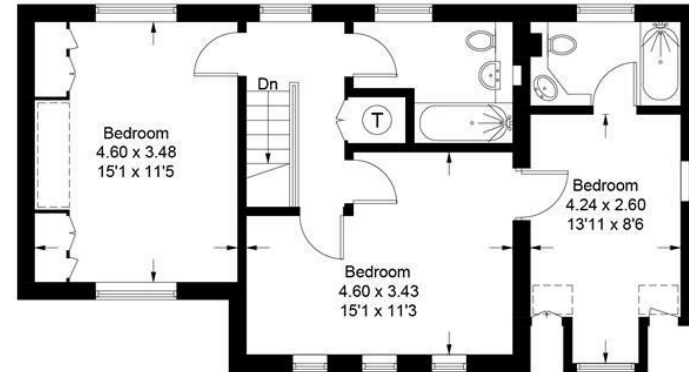
Approximate Gross Internal Area = 158.3 sq m / 1704 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID971295)
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