



3 Chartwood Place, Dorking, Surrey, RH4 2JY

Price Guide £465,000



- 3/4 BEDROOMS
- 1/2 RECEPTION ROOMS
- SET OVER THREE FLOORS
- COURTYARD PATIO GARDEN
- NO ONWARD CHAIN
- EN-SUITE SHOWER ROOM
- TOWN CENTRE LOCATION
- GENEROUS PROPORTIONS
- COVERED PARKING
- GATED MEWS STYLE LIVING

## Description

Quietly positioned to the rear of this small private gated, mews development and located in the heart of the market town of Dorking, is this modern, mid terraced home. Comprising 3 or 4 bedrooms with 1 or 2 reception rooms, offering flexible accommodation and ideal for someone, maybe locally, looking to downsize.

The property is set over three floors, consisting on the ground floor of a cloakroom/w.c. a modern kitchen, which is well designed with generous worktop surfaces, a collection of wall/base units, and many integral appliances. These include a gas hob, a canopy extractor fan, an electric single built under oven, with dish washer and fridge/freezer. A reception room is positioned to the rear of the building and offers double doors leading out to the secluded, courtyard patio garden, ideal for landscaping and creating that perfect al fresco outside space.

On the first floor is the second reception room with pretty views to the front elevation, looking out across the paved communal courtyard. This room could be utilised to provide another (fourth) bedroom, if required. The family bathroom and a bedroom can also be found on this floor. Further stairs provide access to the master bedroom with en suite shower room and a further double bedroom, creating over 1,100 sq. ft. of accommodation.

To the front (within a block of three), there is a car port (the central bay in front photograph) providing convenient off-street parking for one vehicle and a second vehicle immediately in front. Additionally, there are some visitors parking spaces available.

We are pleased to present the property to the market which is offered with immediate vacant possession.

## Situation

Chartwood Place is located off South Street and as such, is most conveniently located for all of the towns facilities. Waitrose, Marks and Spencer & Sainsburys are all within a very short walk with the rest of the shops, restaurants, coffee shops and public houses being within easy reach.

Other convenient facilities include the nearby doctors surgery, a very well regarded selection of schools, including St. Paul's School, The Ashcombe & The Priory.

The immediate area offers some of the county's finest walking, riding, running and cycling countryside with Leith Hill, Headley Heath, the Surrey Hills and Box Hill all close at hand.

Denbies, the UK's largest vineyard is just to the North of the town and offers superb selection of wines, restaurants and tours and is now the home of the Surrey Hills Brewery.

Dorking mainline and Deepdene train stations provide services into London Waterloo and Victoria and the surrounding areas. Gatwick and Heathrow airports are accessible via the M25 at junctions 8 & 9.

There is an active residents association responsible for maintaining the communal areas of Chartwood Place and the annual service charge for this until June 2024 is £657. They have a 'no pets' rule and there is a charge of £100.00 to cover the expenses associated with transferring the ownership of one share in the Chartwood Place Residents Association Ltd to a new owner.

**Tenure**

Freehold

**EPC**

C

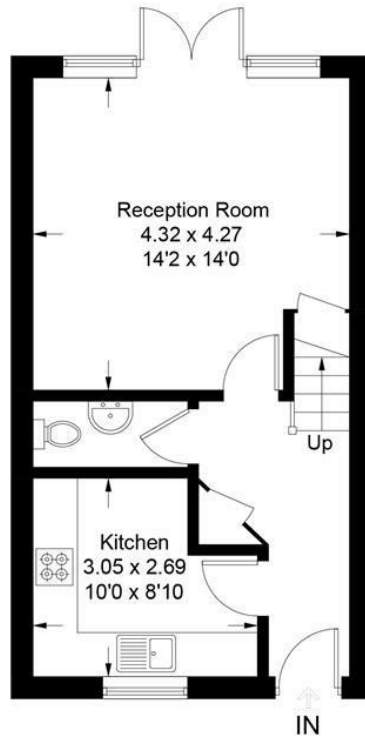
**Council Tax Band**

E

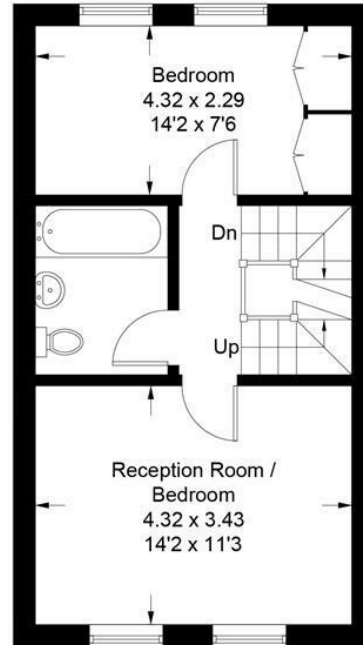


Approximate Gross Internal Area = 105.5 sq m / 1136 sq ft

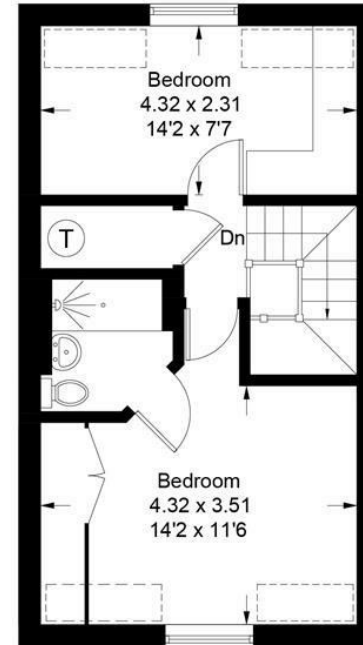
 = Reduced headroom below 1.5m / 5'0



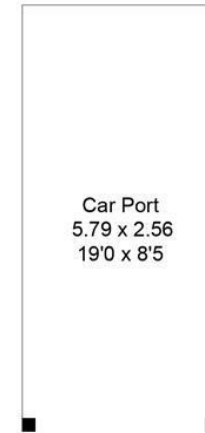
Ground Floor



First Floor



Second 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. (ID1023350)  
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