



5 St Martins Mews, Dorking, Surrey, RH4 1DP

Asking Price £475,000





- DOUBLE FRONTED HOME
- GATED DEVELOPMENT
- TWO RECEPTION ROOMS
- TWO ENSUITE BATHROOMS
- TWO ALLOCATED PARKING BAYS

- TWO DOUBLE BEDROOMS
- TOWN CENTRE LOCATION
- FITTED KITCHEN
- SOUGHT AFTER LOCATION
- NO ONWARD CHAIN

## Description

This attractive double fronted modern home is situated in a sought after private and gated development moments from Dorking High Street. Enjoying bright and spacious accommodation arranged over two floors further benefits include two formal reception rooms and allocated parking including a covered parking bay.

Accommodation briefly comprises of a generous entrance hall that provides access to all principle rooms. The formal sitting room (18'3x13'10) is a particular feature of the home with views to the front a feature fireplace. The fully fitted kitchen includes a selection of base units with matching eye level cupboards and a selection of integrated appliances. Adjacent to the kitchen is a formal dining room that provides an adaptable space to suit individual needs. There is also a ground floor W.C.

The first floor consists of two double bedrooms that benefit from ensuite bathrooms and built in wardrobes.

Externally the property includes a pretty front flower bed that could provide a seating area should one wish. There are also two allocated parking bays, one directly in front of the property and a further covered car port space.

## Situation

Moments from Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants, Coffee shops and Michelin star restaurant Sorrel, there is also a number of well-regarded pubs. The Dorking Halls, at the eastern end of the town, includes a cinema and a sports centre, as well as a 24-hour fitness centre. There is a highly regarded selection of schools close by to the property including St Pauls School, The Ashcombe, The Priory and The Powell Corderoy schools all within easy reach. Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) also there are 2 further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond. To the north of the town is Denbies Vineyard, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks.

### Tenure

Share of Freehold

### EPC

D

### Council Tax Band

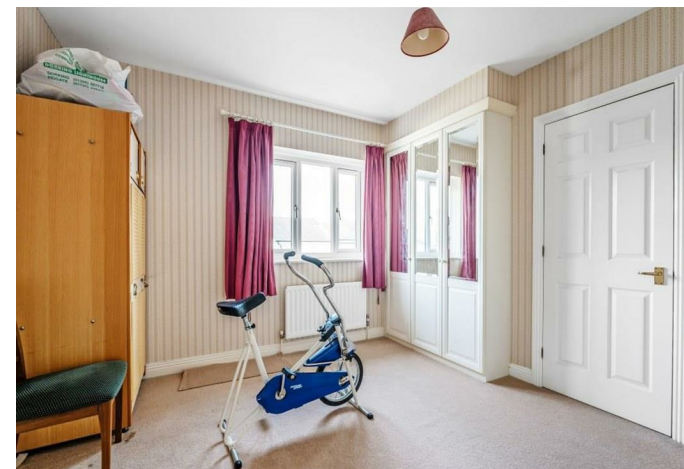
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### Lease

999 Years from 1st January 1996

### Service Charge

£1,217.49 Per 6 Months

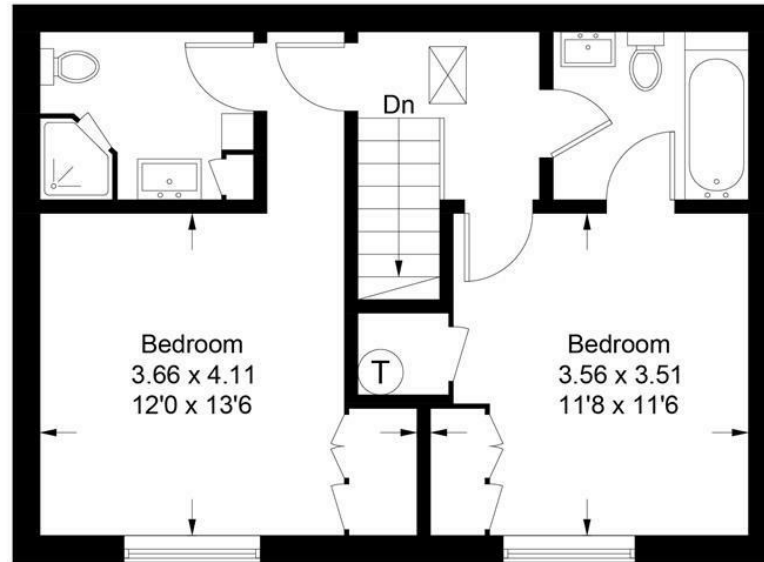




Approximate Gross Internal Area = 89.0 sq m / 958 sq ft



**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. (ID1129150)

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