



16 Ranmore Road, Dorking, Surrey, RH4 1HD

Price Guide £480,000





- 1936 BUILT TERRACED HOUSE
- RECENTLY UPDATED THROUGHOUT
- IDEAL TOWN LOCATION
- PART-PAVED GARDEN WITH REAR ACCESS
- ELECTRIC CAR CHARGING POINT
- TWO DOUBLE BEDROOMS
- MODERN OPEN-PLAN KITCHEN/BREAKFAST ROOM
- EXCELLENT EPC 'A' RATING
- SOLAR PANELS TO FRONT & REAR
- OFF STREET PARKING FOR TWO CARS

## Description

Conveniently located a short walk from Dorking town centre is this bright and spacious home offering generous proportions arranged over two floors. Much improved in recent years by the current owners, which now includes solar panels, an electric car charging point, a split system air conditioning unit supplying the ground floor and the master bedroom (uprated unit to cool on the whole of the ground floor). The fabulous remodelled kitchen provides an open-plan space for dining, forming the heart of this delightful home.

Accommodation comprises an entrance hall providing access to all principal rooms. To the front is a formal sitting room with large bay window. The kitchen enjoys a selection of base units with matching eye level cupboards, complementing worktop surfaces and some integrated appliances.

The first floor consists of two double bedrooms and a refurbished modern white bathroom suite. The master bedroom is so generous, it could be divided to provide two rooms if required. There are stunning views of Ranmore to the front and Boxhill to the rear.

The rear garden has a pretty paved patio area with a lawn area and raised flowerbeds, a timber shed with armoured cable power is situated to the rear of the garden and double gates provide rear access.

This property is superbly presented and will appeal to many, so if you have been waiting for something special to come to market, this may well be the one.

## Situation

Ranmore Road offers a most convenient position, allowing comfortable access to the town as well as the renowned Ashcombe School. All three of Dorking's stations are within 0.75 of a mile and provide regular services to London, the south, east & west. The town offers a fine selection of facilities including 5 supermarkets, an array of local and national shops which include Marks & Spencer, Fatface, Robert Dyas, Starbucks and Costa Coffee to mention just a few.

The Dorking Halls, which includes a cinema, theatre and the adjacent sports centre provides a great selection for those looking for entertainment and other leisure pursuits. There is a great selection of well-regarded primary and secondary schools in close proximity.

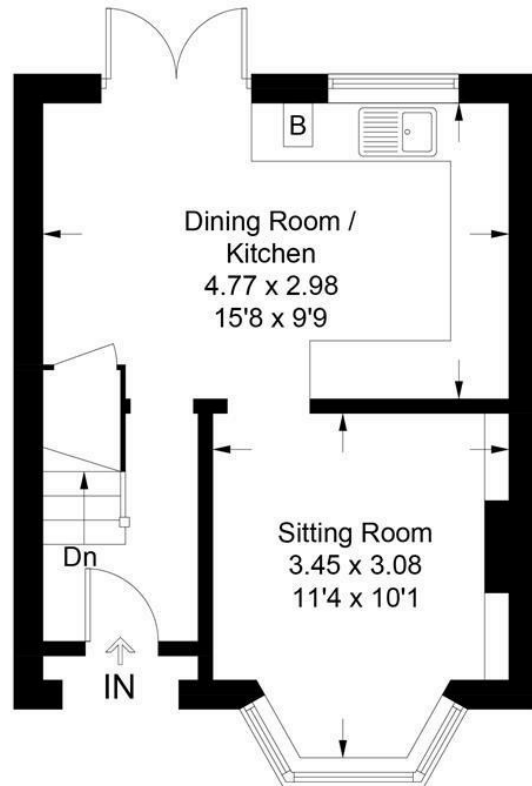
The immediate area provides some of the county's finest walking, running, cycling and riding countryside as highlighted in the 2012 Olympics and the 2013 Tour of Britain cycling events, including Box Hill, Ranmore, Leith Hill and the Surrey Hills.

Tenure	Freehold
EPC	A
Council Tax Band	D

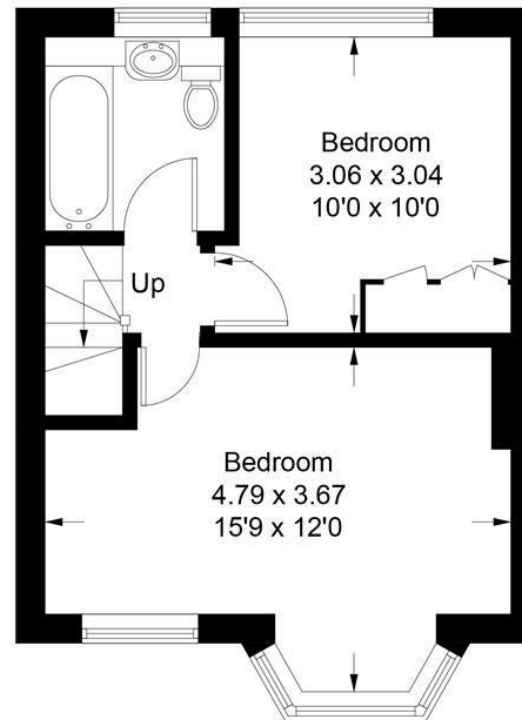




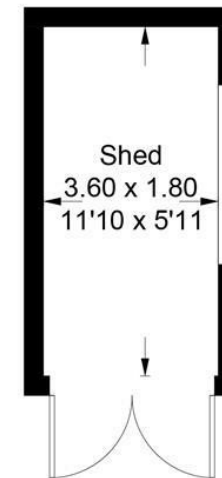
Approximate Gross Internal Area = 59.1 sq m / 636 sq ft  
 Shed = 6.5 sq m / 70 sq ft  
 Total = 65.6 sq m / 706 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

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. (ID1141156)  
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