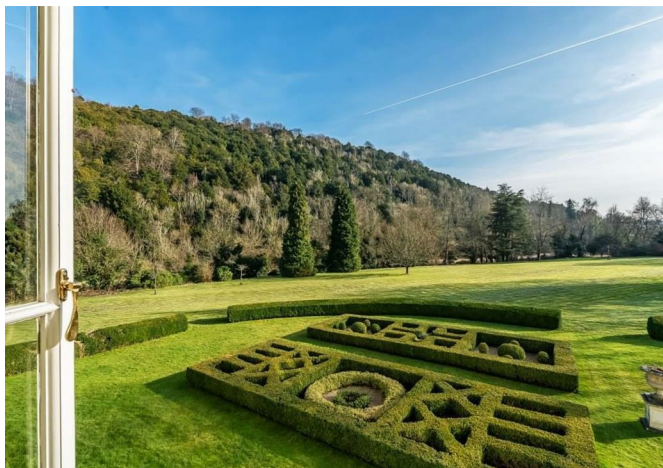




8 Burford Lodge London Road, Dorking, RH5 6BP

Asking Price £760,000





- SUPERB TWO BEDROOM APARTMENT
- VIEWS OF BOX HILL
- FORMAL SITTING ROOM
- PARKING WITH CAR BARN
- ENSUITE TO BOTH BEDROOMS
- PRIVATE GATED DEVELOPMENT
- BEAUTIFULLY PRESENTED
- KITCHEN/DINING ROOM
- GRADE II LISTED COUNTRY HOUSE
- NO ONWARD CHAIN



## Description

A rare opportunity to purchase this beautifully presented two-bedroom first floor apartment, set within a magnificent mansion house dating originally to the 18th century. Surrounded by acres of manicured communal grounds the property further benefits from a gated entrance, residents' tennis court and allocated parking with car barn.

An impressive communal entrance hall with sweeping staircase leads to the apartment. 1432 sq. ft of bright and spacious accommodation includes an inviting entrance hall that provides access to all principal rooms. The formal sitting room (26'4 x 20'2) is a particular feature of the home, providing a great place to entertain with spectacular views of the communal grounds and Box Hill beyond. The kitchen/dining room enjoys views to the front from a large bay window. The modern kitchen includes a selection of base units with matching eye level cupboards, various integrated appliances and granite work surfaces. Two double bedrooms enjoy varying aspects, built in wardrobes and ensuite facilities. There is also a utility/laundry room.

Externally the property is approached via a long gated driveway and boasts truly wonderful communal grounds, maintained to the highest standards with acres of lawn to enjoy with picturesque views. Parking is provided with an allocated bay as well as a covered car barn parking space.

## Situation

Set at the foot of Box Hill and accessed off the A24 between Dorking & Leatherhead. The property occupies a superb position and is within a short walk of Box Hill & Westhumble Station offering regular services to London Victoria & Waterloo, and to Horsham.

Close by is Denbies – the UK's largest vineyard, the 4\* Mercure Burford Bridge Hotel and 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).

**Tenure**

**EPC**

**Council Tax Band**

**Lease**

**Service Charge**

Leasehold - Share of Freehold

C

G

999 Years from 25 March 1997

£5,978 Per Annum



Approximate Gross Internal Area = 133.0 sq m / 1432 sq ft  
(Excluding Carport)



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. (ID1170889)  
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171 High Street, Dorking, Surrey, RH4 1AD  
**Tel:** 01306 877775 **Email:** dorking@patrickgardner.com  
**www.patrickgardner.com**

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