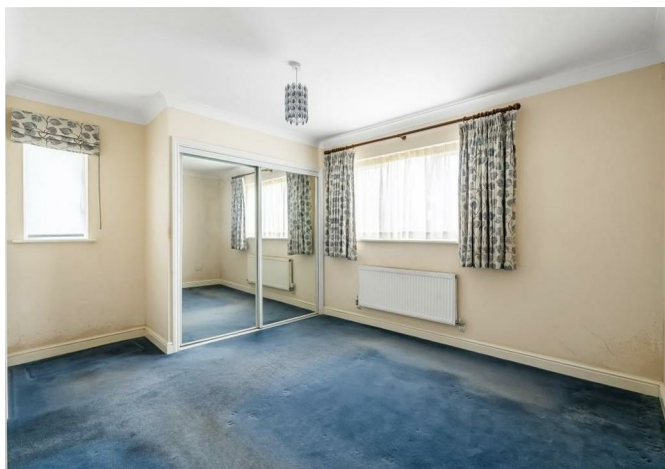




2, Wisley Court House, 36 Highacre, Dorking, Surrey, RH4 3BF

Price Guide £424,950



- SPACIOUS TWO BEDROOM APARTMENT
- DIRECT ACCESS TO PATIO AREA
- LARGE SITTING ROOM
- MASTER BEDROOM WITH ENSUITE
- ACRES OF COMMUNAL GROUNDS
- GROUND FLOOR
- PRIVATE DEVELOPMENT
- FITTED KITCHEN
- RESIDENTS PARKING AND GARAGE
- NO ONWARD CHAIN

Description

Nestled in the charming private development of Highacre, Dorking, this delightful ground floor apartment offers a perfect blend of comfort and convenience. With two spacious bedrooms and two bathrooms, this property is ideal for those seeking a serene living environment.

Upon entering, you are welcomed by a large sitting room that boasts a feature fireplace, creating a warm and inviting atmosphere for relaxation or entertaining guests. The master bedroom is a true highlight, complete with built-in wardrobes and an ensuite shower room, providing both privacy and practicality.

One of the standout features of this apartment is the direct access to a rear patio area, which leads to beautifully maintained communal gardens. This outdoor space is perfect for enjoying sunny days or hosting gatherings with friends and family.

Additionally, the property comes with residents parking and a garage en bloc, ensuring that your vehicle is secure and easily accessible. The property is to be sold with no onward chain.



Situation

Wisley Court is situated within easy reach of 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 run by chef Steve Drake. There are also a number of popular gastro 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 in Dorking, with the property located within close proximity to St Paul's and Powell Corderoy (primary provision) as well as The Ashcombe and The Priory (secondary provision).

Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes). There are two 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. In the immediate surrounding area is some of the country's finest walking, riding and cycling countryside with Box Hill, Ranmore, Leith Hill, Headley Heath and the Surrey Hills all close at hand. Nearby Golf courses include Betchworth, Effingham, Tyrells Wood and Beaverbrook.

Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles from Dorking.

Tenure

Leasehold - Share of Freehold

EPC

D

Council Tax Band

F

Lease

125 Years from 1st January 1996

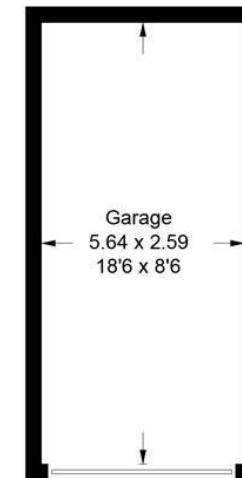
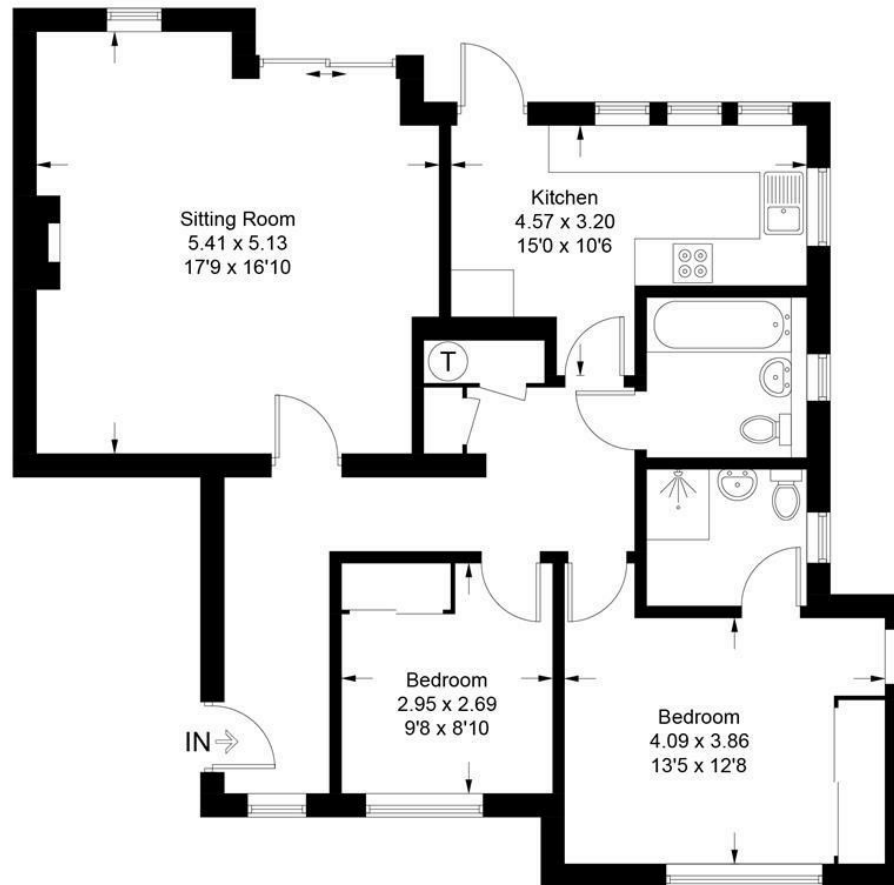
Service Charge

£2,31799 Per Annum

Ground Rent

£150 Per Annum

Approximate Gross Internal Area = 84.5 sq m / 909 sq ft
 Garage = 14.7 sq m / 158 sq ft
 Total = 99.2 sq m / 1067 sq ft



(Not Shown In Actual
Location / Orientation)

Ground 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. (ID1218878)

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