



**TOOMEY**  
ESTATE AGENTS



# Deepdene House Hopewood Park Dorking

**£399,950**  
Leasehold

\*\*\* THIS SUPERB TWO DOUBLE BEDROOM AND TWO BATHROOM APARTMENT WITH BALCONY OVERLOOKING BOXHILL\*\*\*

This large apartment boasts a good size lounge with access to the Balcony which has attractive views across the countryside and Boxhill. The flats features two bathrooms one of which is en-suite and benefits from two parking spaces. You have access to the property via stairs or a lift service and the development has attractive communal grounds.

Hopewood Park is nestled in the Surrey Hills surrounded by lush woodland set within acres of Grade II listed park & gardens. Situated in an elevated position on the edge of Dorking town the setting offers stunning panoramic views of Boxhill on the skyline. The 1960's iconic architecture is evident in the buildings that replaced the former historic Deepdene House and it is this styling that has been preserved to offer a range of wonderful private apartments in this enviable setting. A collection of eighty four 1, 2 & 3 bedroom apartments feature across the original 3 buildings that make up Hopewood Park - Deepdene House, Deepdene Court & Deepdene Lodge.



• LARGE BALCONY • LIFT SERVICE • TWO BATHROOMS • SPACIOUS LOUNGE • ENTRY  
PHONE SYSTEM

COMMUNAL ENTRANCE HALL

STAIRS AND LIFT SERVICE TO THIRD FLOOR AND FRONT  
DOOR INTO

OPEN PLAN LOUNGE

KITCHEN  
FULLY FITTED

BEDROOM ONE

ENSUITE SHOWER ROOM

BEDROOM TWO

BATHROOM

BALCONY  
ACCESS FROM LOUNGE

TWO PARKING SPACES

COMMUNAL GARDENS

COUNCIL TAX  
BAND F £3,303.91p



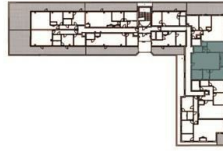
- TWO PARKING SPACES • LONG LEASE • REMAINDER OF 10 YEAR BUILD WARRANTY • LUXURY FITTED KITCHEN



**FLAT 34 - DEEPDENE HOUSE** Second Floor (87 SQ.M, 936 SQ.FT)  
Hopewood Park, Deepdene Avenue, Dorking, RH4 4GF



**FLAT 34 - DEEPDENE HOUSE** Second Floor (87 SQ.M, 936 SQ.FT)



Living / Dining  
7.86m x 4.80m (25'80" x 15'70")

Kitchen  
3.02m x 2.75m (9'90" x 9'00")

Bedroom One  
4.98m x 2.87m (16'30" x 9'40")

Bedroom Two  
4.28m x 2.75m (14'00" x 9'00")



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**HOPEWOOD**  
PARK  
DORKING | SURREY

**STONEGATE**  
HOMES

All stated dimensions are subject to verification. They are not intended to be used for construction or building applications. All stated dimensions are subject to verification. They are not intended to be used for construction or building applications.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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