



## 19 Goodwyns Place, Dorking, RH4 2AW

Guide Price £350,000 - £375,000

**MANSELL  
McTAGGART**  
Trusted since 1947

- 2 double sized bedrooms
- First floor apartment
- Allocated parking and double garage
- Long lease
- Close to schools, transport links, country walks and Dorking
- Forming part of this impressive Grade II Manor House
- Stunning view and communal gardens
- Impressive main bedroom with en suite

A spacious and beautifully presented two double bedroom, south facing first floor apartment with generous accommodation and double garage. Goodwyns Place is a fantastic combination of a Victorian grade II listed mansion house.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





A spacious and beautifully presented two double bedroom, south facing first floor apartment with generous accommodation and double garage. Goodwyns Place is a fantastic combination of a Victorian grade II listed mansion house in imposing grounds with a feeling of a rural location and elevated views yet all being conveniently situated 1 mile away from Dorking Town Centre.

The accommodation comprises private front door, entrance hall, family bathroom and a south facing sitting/dining room with two sash windows from which, views over the communal grounds and beyond can be enjoyed, kitchen offering a range of units complemented by ample worksurfaces, integrated oven with hob and plenty of space for additional appliances. The master bedroom has built-in wardrobes and en-suite shower room, there is a further double bedroom, both of which, have views across the gardens. Benefits include sash windows and gas fired central heating to radiators (Worcester Bosch combination boiler located in the airing cupboard). Externally there is a double garage, allocated parking space and communal walled grounds are well maintained with various lawn areas and views towards Leith Hill.

Tenure: Leasehold

Lease: 186 years remaining

Maintenance charge: £2,846.28 per annum

Maintenance charge review period: November annually

Buildings Insurance: Included within the maintenance charge

Ground rent: £89.69 per annum

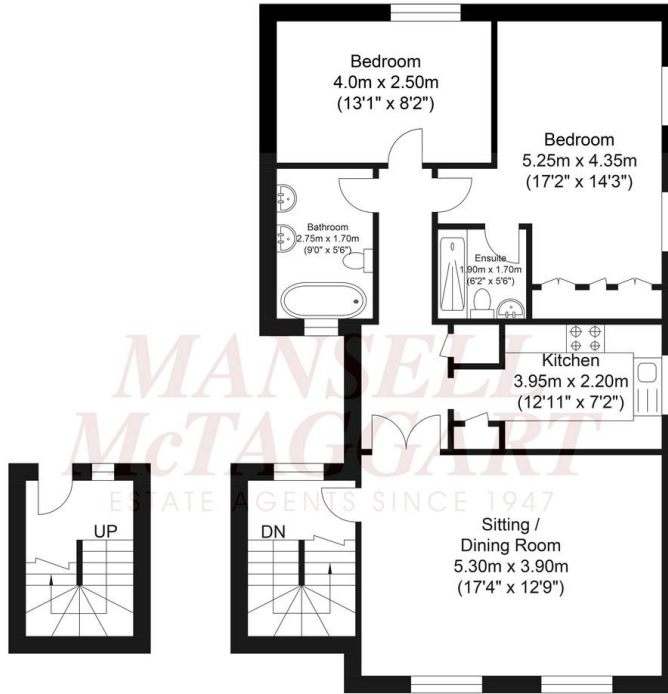
Ground rent review period: Every 10 years

Managing agents: The Goodwyns Place Residents' Association Ltd

- 2 double sized bedrooms

Goodwyns Place is situated just over a mile's away from the town centre, which offers a comprehensive range of shops, restaurants and recreational amenities including an excellent leisure centre. The town is well organised for the commuter with rail services from both Dorking station (Victoria and Waterloo) and Dorking Deepdene (Reading and Gatwick) both situated one mile away. The M25 is approached via the A24 at junction 9 (Leatherhead) approx. seven miles to the north. Surrounding the town are many open green spaces including the outstanding North Downs countryside, including Box Hill and Ranmore Common, which are ideal for walking and riding enthusiasts. Gatwick and Heathrow airports are readily accessible via the M23 and M25.





Ground Floor  
 Approximate Floor Area  
 56.18 sq ft  
 (5.22 sq m)

First Floor  
 Approximate Floor Area  
 802.34 sq ft  
 (74.54 sq m)

Approximate Gross Internal Area = 79.76 sq m / 858.52 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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