



## Burford Corner, Westhumble Street

Guide Price £350,000

- CLOSE TO MAINLINE TRAIN STATIONS
- COMMUNAL GARDENS
- 1003 SQ FT ACCOMMODATION
- EN SUITE SHOWER ROOM
- TWO RECEPTION ROOMS
- COUNTRYSIDE WALKS ON YOUR DOORSTEP
- TWO PARKING SPACES
- FLEXIBLE LAYOUT

EPC Rating '67'



A charming and versatile ground floor Grade II listed conversion apartment, situated in the sought after hamlet of Westhumble. The property is within an easy walk to Box Hill and Westhumble train station, not forgetting stunning countryside walks all on your doorstep.

This is a very spacious apartment, offering 1003 sq ft. A communal front door with telephone entrance opens into an internal hallway. From here you immediately approach the family bathroom, which includes a built-in washing machine. Next is the spacious kitchen dining room, which, like a lot of the main accommodation overlooks the charming and mature grounds. The kitchen itself benefits from a range of base and eye level units and there is ample space for all of the expected white goods and there is a space for a dining room table and chairs. The sitting room and bedroom 3 also overlook the rear garden with the master bedroom and bedroom 2, benefiting from a side aspect. In addition to the family bathroom the first and second bedrooms also share a Jack & Gill style en suite shower room.

As you can see from the floorplan, all of the rooms are a good size and whilst the property is laid out as 3 bedrooms and 2 reception rooms, it could also be used in other ways, should you need a home office for example.

It is surrounded by an area of outstanding natural beauty such as Boxhill with the River Mole below, the local pub (The Stepping Stones) is right next door to the house and Denbies Vineyard, the largest in southern England. The nearest station is Boxhill and Westhumble station, with Dorking and Dorking Deepdene nearby also.

#### Outside.

The property also has use of the shared communal grounds, where there is an extensive area of well kept lawns, feature borders, shrubs and trees. To the front of the property there is ample parking and a detached garage.

#### Share of freehold

All 10 owners share ownership of the freehold and a property management company currently looks after the main communal areas of the building, including the external areas too. The current owner has advised that the annual service charge has been increased to £3,000 which has been set to cover the cost of for the re-painting and re-pair of the front the property.

#### Location

The village of Westhumble sits between Dorking and Leatherhead town, located at the base of the famous area of Box Hill. Westhumble has a mainline station which is a 5 minute walk away providing direct, regular service to London Victoria and London Waterloo in approximately 50 minutes, a public house, the Stepping Stones and close to many other local walks, including the North Downs Way. The surrounding area is famous for its outstanding countryside including Ranmore and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus the Denbies Estate (England's largest vineyard). Dorking and Leatherhead town centres, with their excellent shopping and recreational facilities, are within easy reach on the A24. Dorking railway station is also within close proximity (1.5 miles) providing direct access to London. The M25 is accessed five miles north via the A24 to Leatherhead Junction 9 or 11.5 miles via the A25 to Reigate Junction 8 providing easy access into London, Heathrow and Gatwick airports.

**VIEWING** - Strictly by appointment through Seymours Estate Agents, Dorking, RH4 2JZ.

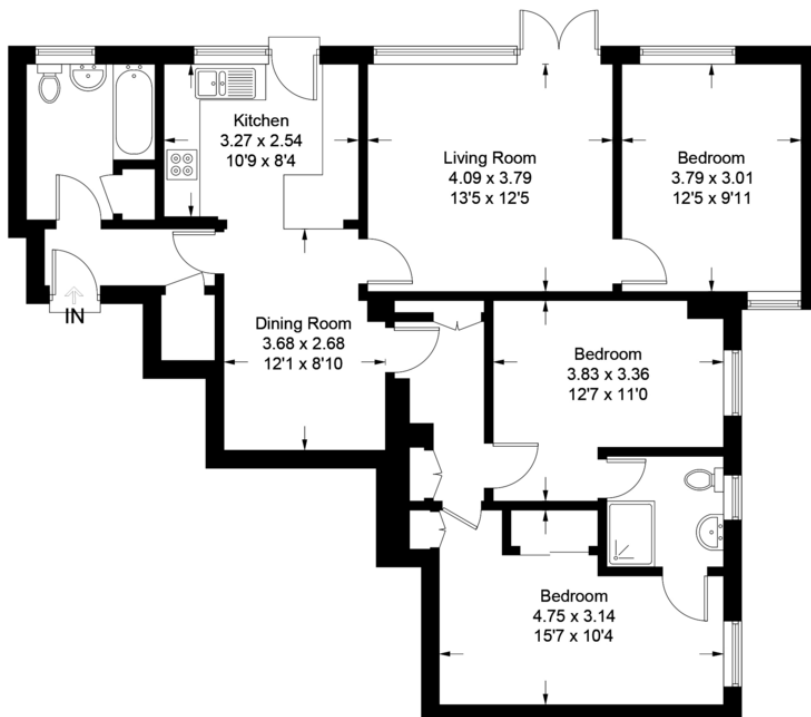
**FIXTURES AND FITTINGS** - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings

**MISREPRESENTATION ACT** – These particulars are for guidance only and do not form any part of any contract.



## Burford Corner, RH5

Approximate Gross Internal Area = 93.2 sq m / 1003 sq ft



### 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 any decisions reliant upon them. (ID756971)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax band D

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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