



## Old Reigate Road,

Guide Price £599,000

- \*NO ONWARD CHAIN\*
- FIRST FLOOR APARTMENT
- THREE BEDROOMS & TWO BATHROOMS

NEW 999 YEAR LEASE - Share of Boxhurst Estate Freehold

- SHORT WALK TO BROCKHAM AND BOHXILL VILLAGES
- OUTSTANDING VIEWS
- TWO GARAGES AND RESIDENTS PARKING
- THREE RECEPTION ROOMS

- SHORT DRIVE TO DORKING TOWN CENTRE
  - SPACIOUS AND VERSATILE ACCOMMODATION
- EPC Rating '63'





**\*NO ONWARD CHAIN\*** A substantial 3 /4 bedroom, two bathroom, three reception room, first floor apartment (formerly two apartments) which was converted in the 1980s from an elegant Victorian mansion into spacious and versatile apartment living. Nestled in the picturesque countryside of Boxhill, this residence enjoys glorious far-reaching views and plenty of options for woodland strolls, hiking trails and outdoor family activities.

The apartment is accessed via a private entrance hall which leads into a useful study area which provides access to all rooms. This room could serve as a dining room, freeing up the third reception room to function as a fourth bedroom if desired. To the left of the property is the generous 19ft double aspect sitting room, featuring a wood burning stove and wonderful panoramic south-east to west views. A single door leads into the kitchen which has been fitted with a number of base and eye level units, complimented by plenty of worktop space for all of the modern appliances as well as space for a freestanding washing machine.

There are two well-proportioned double bedrooms, each with plenty of space for freestanding furniture and offering panoramic views out. There is also a further single bedroom which could function as a study for a dedicated space for remote working. There are two bathrooms both fitted with a three-piece white suite which includes a bath with overhead shower.

This property offers the eventual purchaser spacious and adaptable living or alternatively one could potentially convert back into two apartments, while still preserving the character features throughout.

#### Outside

The wonderful mature communal gardens and grounds are a particular feature of the property, offering spectacular views across Boxhill and are maintained to a very high standard including a large lawn and many mature specimen shrubs and trees. There is plenty of residents' parking, together with two single garages.

#### Share of Boxhurst Estate Freehold

The property has the benefit of share of the freehold. The current service charge for 2023 is £150 per flat, paid monthly, which includes ground rent and maintenance charges. More information is available upon request. Flats 4 & 5 have new 999-years leases.

**COUNCIL TAX - PLEASE NOTE** There is two council rates/bands for this property - Bands D and E.

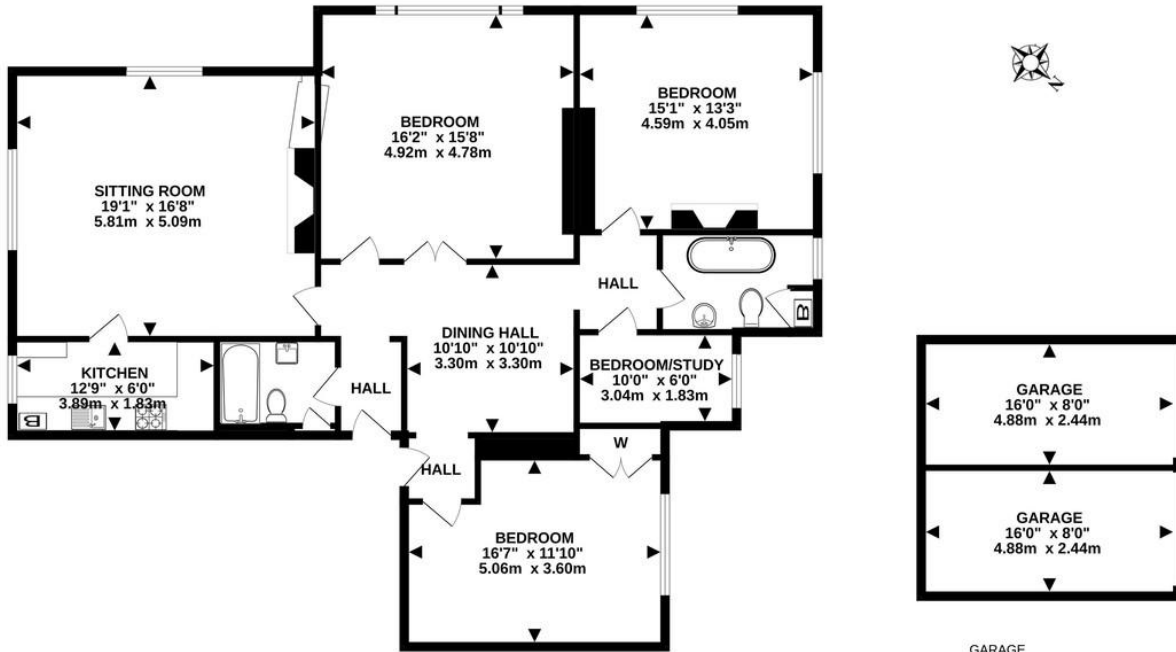
#### Location

Boxhurst is situated on Old Reigate Road in the heart of The Surrey Hills, designated an Area of Outstanding Natural Beauty, protected for people and nature alike. The property is situated just 5 miles from the charming and esteemed market town of Dorking, famous for its antique shops and Denbies Wine Estate (England's largest vineyard). It has many independent businesses, an excellent sports centre and the Dorking Halls boasts cinema screens and theatres hosting regular cultural events. The historic county town of Guildford to the west and popular market town of Reigate to the east are just 9 miles away, both have extensive array of shops, dining, recreational and educational amenities. In addition, the location benefits from an excellent selection of schools such as The Ashcombe, The Priory and Howard of Effingham at secondary level and St. Paul's, St. Martin's and St. Lawrence's at primary level. Commuters are served well by road and rail, with access to M25 at junction 9 via A24 and junction 10 via A3. Heathrow and Gatwick airports are 16 and 12 miles away respectively. Effingham Junction station is 3.5 miles away, with a 45-minute service to Waterloo. Dorking boasts 3 stations and provides an alternative line to Victoria and Waterloo, with a service taking 55 minutes. The general area is renowned for stunning countryside including Ranmore Common, ancient North Downs Way, Polesden Lacy estate, Leith Hill and Box Hill with many acres cared for by the National Trust. Ranmore Common has a unique rural character offering peaceful countryside for walking, cycling, mountain biking and nature enthusiasts with the benefit of town life and the city within easy reach.

**VIEWING** - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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





MAIN DWELLING 1396 SQ.FT (127.9 SQ.M) GARAGES 256 SQ.FT (23.8 SQ.M)

TOTAL FLOOR AREA : 1396 sq.ft. (127.9 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	67 D
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band D & E

### TENURE

Share of Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

Cummins House, 62 South Street, Dorking, Surrey, RH4 2HD

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