



## Nutshells, Blackbrook Road

OIEO £650,000

EPC Rating '49'

- SEMI-DETACHED VICTORIAN HOME
- THREE BEDROOMS
- RECENTLY UPDATED KITCHEN
- TWO RECEPTION ROOMS
- LARGE FAMILY BATHROOM
- UTILITY ROOM & DOWNSTAIRS W/C
- PRIVATE REAR GARDEN
- OFF STREET PARKING
- ELECTRIC VEHICLE CHARGER
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP





A renovated Victorian family residence featuring versatile and well-maintained spaces, situated on the outskirts of Dorking and bordering National Trust common land. Boasting three bedrooms, a bathroom, two spacious reception rooms, a delightful kitchen/breakfast room and a private rear garden, this home seamlessly combines period charm with contemporary style.

The accommodation for this charming property begins in the entrance hall, providing access to all reception rooms and leading upstairs to the first floor. The impressive front-facing sitting room captures attention with its delightful bay window, original shutters and a charming fireplace, creating a warm and inviting ambiance. Adjacent is the flexible dining room, featuring a fireplace and large understairs cupboard, with a converted study space on the other side. Towards the rear, the house opens up to a stunning kitchen/dining room, designed as the heart of the home. Bright and airy with a vaulted ceiling, this space is enhanced by skylight windows and double doors leading to the garden. The recently updated kitchen boasts a range of shaker style base and eye-level units, granite counter tops, built-in appliances and a breakfast bar. Additionally, the space accommodates a dining area, perfect for socialising. A convenient utility room with a sink, a cloakroom and a back door complete this side of the residence.

On the first floor, a delightful master bedroom showcases original features, complemented by a modern bathroom with both a bath and a separate shower. Another staircase ascends to the top floor, revealing two more bedrooms, one with beautiful views of the surrounding fields.

#### Garden & Exterior

At the front, there is a driveway for two cars, featuring an electric charging point. The rear garden is a highlight, elegantly designed for easy maintenance, primarily laid to lawn with established flowers, shrubs, and a charming raised decked area - perfect for summer gatherings or outdoor dining in the warmer months.

#### Council Tax & Utilities

This property falls under Council Tax Band F. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTP connection.

#### Location

The property is on the edge of National Trust land and is situated about two miles to the south of Dorking town centre. Dorking has a comprehensive range of shopping, educational and recreational amenities and communications are excellent. There is a regular rail service to London (Waterloo and Victoria - 50 mins), with the M25 (junction 9) Leatherhead being about 9 miles distant and accessed via the A24.

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

**FIXTURES & FITTINGS** - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

**MISREPRESENTATION ACT** - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.





## Blackbrook Road, RH5

Approximate Gross Internal Area = 98.3 sq m / 1058 sq ft  
 (Excluding Reduced Headroom / Eaves Storage)  
 Reduced Headroom / Eaves Storage = 11.5 sq m / 124 sq ft  
 Total = 109.8 sq m / 1182 sq ft



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. (ID1035076)

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band F

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

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