



Barrington Court, Dorking

OIEO £500,000

Property Features

- THREE BEDROOMS
- IMPRESSIVE KITCHEN/DINING/SITTING ROOM
- BRIGHT & SPACIOUS OPEN PLAN LIVING
- OFF ROAD PARKING
- STYLISH KITCHEN
- PRIVATE FRONT AND BACK GARDENS
- SHORT WALK TO DORKING HIGH STREET AND LOCAL SCHOOLS
- FAMILY BATHROOM WITH UNDERFLOOR HEATING
- CLOSE TO DORKING TRAIN STATIONS
- MILES OF STUNNING COUNTRYSIDE ON YOUR DOORSTEP



Full Description

A wonderfully presented three-bedroom, semi-detached house offering bright accommodation, off road parking, a delightful garden with the potential to extend STPP. Situated within a quiet cul-de-sac on the outskirts of Dorking town centre, within walking distance to everything the town has to offer including train stations, St Paul's school and 'The Nower'.

As soon as you step through the front door into the useful porch you are met with the warm, welcoming feel this home offers. The generous hallway provides access to the downstairs rooms as well as the stairs and offers plenty of storage space for coats and shoes. The impressive open plan kitchen/dining/sitting room has been designed to be the heart of the home and flows beautifully, ideal for modern day family living or entertaining guests. This is a lovely bright, airy space thanks to the triple aspect and stylish bi-folding doors which open into the garden. The living room has a feature fireplace and attractive built-in shelving as well as offering plenty of space for a large suite before flowing through into the kitchen/dining room which has been fitted with underfloor heating. The kitchen itself has been fitted with an array of modern floor to ceiling units complemented by solid wood worktops and space for all the expected appliances. There is a dedicated space for a large dining table and chairs which looks out to the pretty garden. Contemporary wooden flooring has been fitted throughout the downstairs for a stylish yet cosy and practical feel.

From the hallway, stairs rise up to the spacious landing providing access to all the upstairs accommodation as well as featuring beautiful stained glass windows. The master bedroom is an excellent 11'6 x 9'9 ft including a large mirror fronted built-in wardrobe. Bedroom two is generous double whilst the third being a good sized single. Both of these bedrooms enjoy views out across the garden. Completing the upstairs is the family bathroom fitted with a modern white suite with bath and overhead shower as well as underfloor heating. Another added benefit to this property is the potential to extend into the loft like others along the cul-de-sac, subject to planning permission.

Outside

Towards the front of the property there is a pretty fence enclosed garden, benefitting from a beautiful blossom tree as well as off road parking for one car. There is also a large storage cupboard running down the side the property, ideal for storing garden appliances and bikes.

The thoughtfully designed rear garden is yet another wonderful benefit to this home offering a large patio, perfect for al fresco dining or simply enjoying on a warm summer's day. The whole garden is fully enclosed creating a serene and secluded space with an inviting array of climbing plants and trees.

Council Tax & Utilities

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

Location

Barrington Court is situated just on the outskirts of Dorking town centre which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Deepdene railway stations are within close proximity (1.4 miles), just a short walk away offering a direct service into London Victoria and London Waterloo in approximately 50 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8 offering direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store, excellent sports centre and The Dorking Hall regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe (11 minute walk away) and The Priory at secondary level and St Pauls and St Martins at primary level. The general area is famous for its outstanding countryside including 'The Nower', Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

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.

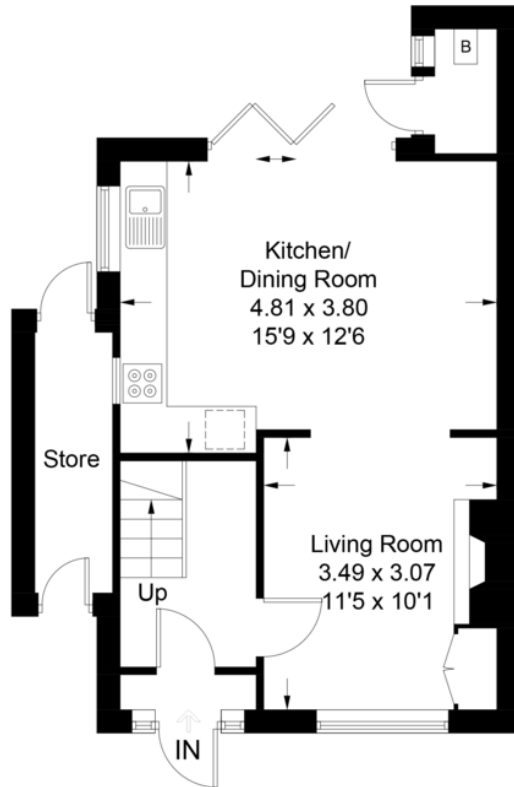
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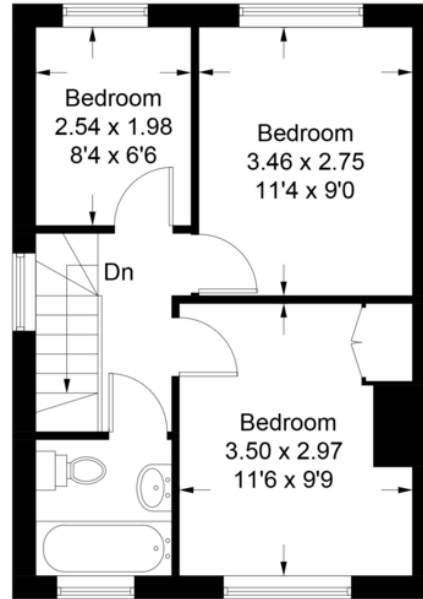


Barrington Court, RH4

Approximate Gross Internal Area = 72.7 sq m / 783 sq ft



Ground Floor



First 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. (ID1050816)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements