



Goodwyns Place, Dorking

Guide Price £375,000

Property Features

- TOP FLOOR PENTHOUSE
- IMPRESSIVE OPEN PLAN SITTING/ DINING ROOM
- ALLOCATED PARKING
- MANICURED COMMUNAL GROUNDS
- MODERN KITCHEN
- ORIGINAL CHARACTER & PERIOD FEATURES
- CONTEMPORARY SHOWER ROOM WITH HIS & HERS SINKS
- UPDATED THROUGHOUT
- 1092SQ FT
- LOCATED ON THE HIGHLY SOUGHT AFTER TOWER HILL



Full Description

A beautifully presented one-bedroom top floor penthouse, spread over 1092 sq ft of immaculate accommodation set within a Grade II listed Edwardian Mansion. Located at the top of the highly desirable 'Tower Hill', offering picturesque views to Leith Hill and beyond and conveniently within walking distance to the heart of Dorking.

This delightful top floor penthouse has been updated to an extremely high standard yet still maintains many original character features. The property is accessed via a communal entrance lobby with stairs leading up to the top floor. The property has its own private front door which leads into the entrance hall, which impresses with high ceilings and large original sash windows which illuminate the space. Wooden herringbone flooring draws your eye down to the impressive 30'2 x 26'8 sq ft dual aspect living/dining room which has been designed to be the heart of the home. Featuring original ornate windows allowing plenty of natural light to flood in, feature fireplace which has been fitted with an electric coal effect fire which creates a lovely warm, cosy feel and magnificent views stretching out across stunning open countryside. The excellent dining room area has plenty of space for a large ten-seater dining table and chairs. Stepping up into the living area which provides plenty of room for a large three-piece suite. This wonderful room is absolutely ideal for socialising or entertaining with family and friends. The refurbished kitchen itself has been fitted with an array of floor to ceiling units complimented by solid granite worktops and all the expected integrated appliances. The alluring shower room which has been finished to a high standard comprises of a large walk-in shower, his & hers sinks, modern white WC and finished with attractive marble tiling. Completing this superb Penthouse is the spacious dual aspect bedroom which has plenty of space for a super king bed as well as a large wardrobe and dressing table also benefitting from glorious views.

Outside

Goodwyns Place is set within established walled communal grounds which are principally laid to lawn with perfectly manicured trees and shrubs as well as beautifully kept flower and rose gardens all backing onto delightful countryside. From the carpark where there is one allocated parking bay, a gravel driveway leads directly to the communal front door. There is also useful visitors parking.

Leasehold

The property is leasehold with 186 years remaining and a maintenance charge of £1970 per annum which includes building insurance and water rate costs. Ground rent is £65.00 per year. Full information is available upon request.

Council Tax & Utilities

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

Location

Tower Hill is a highly sought-after residential area just to the south of Dorking town centre. Dorking town offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking railway station (London Victoria and London Waterloo in approx 50 minutes) being within close proximity (1 mile). The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8. The general area is famous for its outstanding countryside including Ranmore and Boxhill (National Trust) and is ideal for the walking and riding enthusiast and Denbies, England's largest vineyard, where they run daily tours.

VIEWING - Strictly by appointment through Seymours Estate Agents, 27 South Street, Dorking, RH4 2JZ.

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

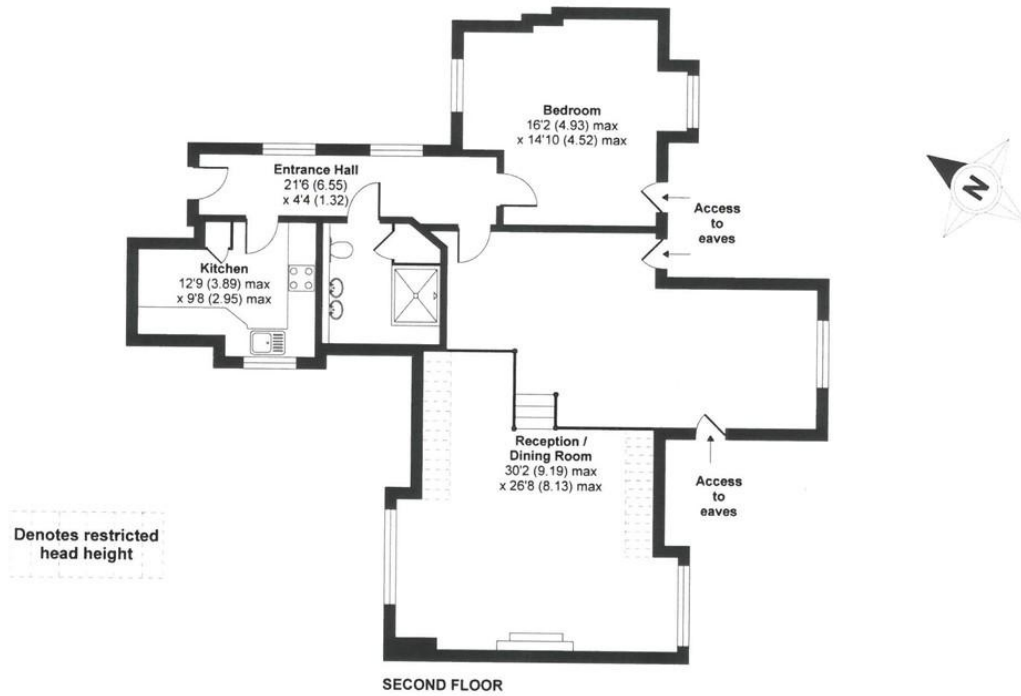
MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.





Goodwyns Place, Dorking, RH4

APPROX. GROSS INTERNAL FLOOR AREA 1092 SQ FT 101.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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COUNCIL TAX BAND

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TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

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