



Pixham Lane, Pixham, Dorking

Guide Price £675,000

EPC Rating '66'

- NO ONWARD CHAIN
- RECENTLY UPDATED THROUGHOUT
- THREE BEDROOMS
- OPEN PLAN LIVING/DINING/KITCHEN
- TWO BATHROOMS
- DRIVEWAY PARKING
- PRETTY GARDEN
- PIXHAM VILLAGE LOCATION
- CLOSE TO DORKING HIGH STREET AND MAINLINE TRAIN STATIONS
- MILES OF STUNNING OPEN COUNTRYSIDE ON YOUR DOORSTEP



NO ONWARD CHAIN A beautifully presented, detached house, offering spacious and versatile open plan living, driveway parking and pretty, rear garden. Having recently been extended and modernised to the highest standard throughout, the property further benefits from three bedrooms and two bathrooms, whilst being conveniently located in the heart of Pixham, just a few moments away from everything Dorking town has to offer including two mainline train stations, the High Street and miles of stunning open countryside.

The property begins in the large, covered porch which opens to a generous entrance hall, which sets the tone for the properties impeccable style and timeless elegance throughout. The living/dining room is double aspect running front to back in the property and provides ample room for both living and dining areas. A log burner provides a charming focal point and imparts character into the living space, which has a lovely intimate feel to it. The dining space is positioned adjacent to the kitchen and takes full advantage of the wall-to-wall bifold doors which fully open, seamlessly connecting to the outside. The kitchen is a spacious and well laid out space, overlooking the garden and has been fitted with a full range of contemporary shaker style cabinets, solid wooden worktops, as well as an integrated washing machine and dishwasher. An instant hot water tap and recirculating induction hob add convenience whilst floor to ceiling pantry cupboards offer smart storage, maximising space. Velux windows and a vaulted ceiling create a real sense of space and light. Amtico luxury vinyl herringbone flooring finishes off the space, creating a warm yet practical aesthetic. A downstairs bathroom is accessed from the hall which has been thoughtfully designed and finished off with a modern suite, stylish tiling and bath with overhead shower.

Stairs rise to the first-floor landing providing access to all three bedrooms. As you can see from the measurements, the master bedroom is a generous 15'0ft with built-in wardrobes and cupboards. Bedroom two is another well-proportioned double, overlooking the rear garden and also benefits from built-in wardrobes and drawer space. The third bedroom is another double, set up by the current owners as a home office. The bathroom has been recently refitted and finished off to a very high standard. A modern white suite which includes a shower and marbled tiling completes the look. This property also benefits from new doors, windows and carpets.

Outside

To the front of the property is a shingled driveway, with side access and an EV charging point.

The rear garden offers a patio which spans the width of the property, with space for a table and chairs to entertain. There is also an area of lawn and a convenient storage shed. Fully fence enclosed this space has been designed to be low maintenance but also offers the potential to add flower beds and climbing plants for added colour in the summer months. Enjoying a South-West facing aspect the garden is a private and serene spot which can be enjoyed all year round.

Council Tax & Utilities

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

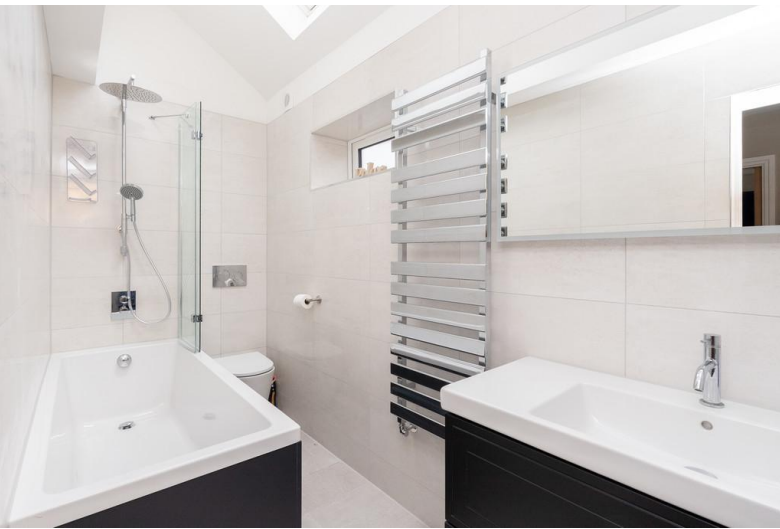
Location

Pixham Lane 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 (0.6 miles), just a short 13-minute stroll away offering direct services 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 selection of very good schools including The Ashcombe which is a very convenient 1 minute walk away and The Priory at secondary level with St Martin's and St Paul's at primary level. The property is nestled within the Surrey Hills which is classed as an area of outstanding natural beauty, the general area is famous for its stunning 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, 27 South Street, Dorking, RH4 2HD.

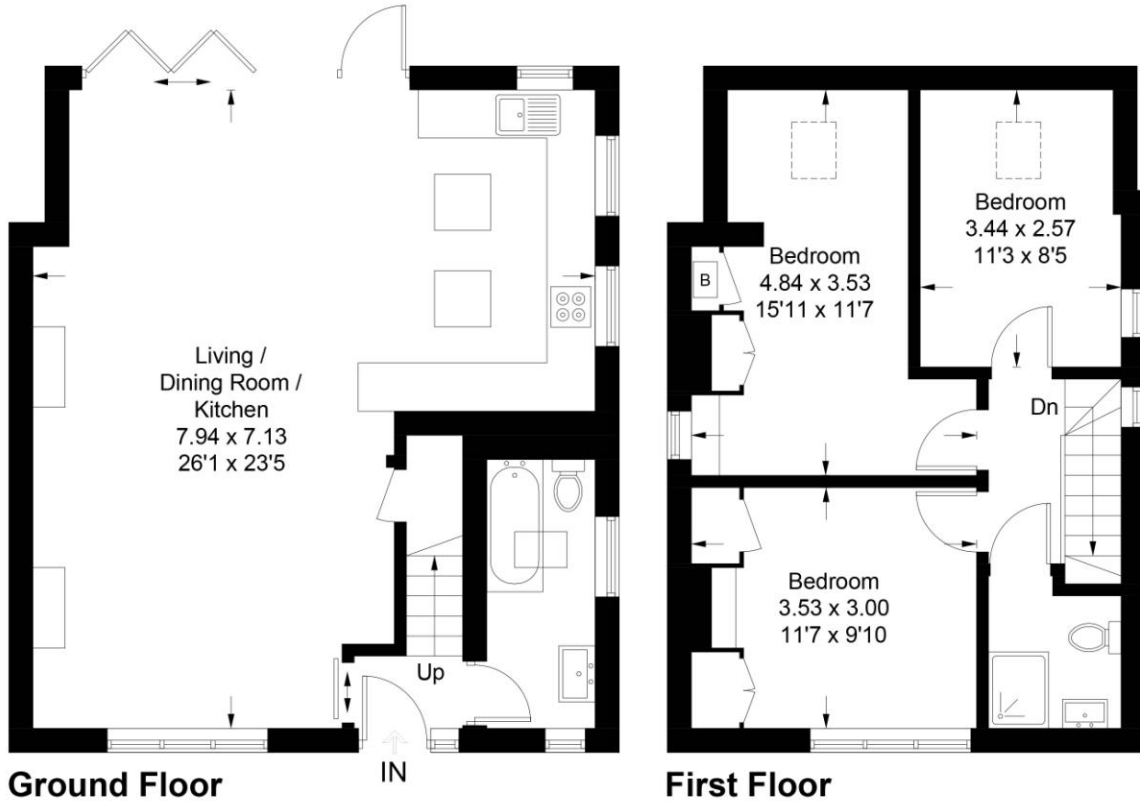
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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



Pixham Lane, RH4

Approximate Gross Internal Area = 97.0 sq m / 1044 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. (ID1084357)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	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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