



Chart Downs

Dorking, RH5 4DG

Offers In Excess Of £525,000

Property Features

- THREE BEDROOMS
- UPDATED THROUGHOUT
- LANDSCAPED GARDEN
- LARGE DRIVEWAY
- UPDATED KITCHEN
- UPDATED BATHROOM & CLOAKROOM
- LIVING ROOM & DINING ROOM
- UTILITY ROOM
- CLOSE TO SHOP, PLAY PARK & BUS STOP
- CLOSE TO COUNTRYSIDE WALKS & SHORT DRIVE TO TRAIN STATIONS



Full Description

A beautifully presented and extended, three-bedroom family home offering stylish and contemporary decor, versatile living accommodation, ample driveway parking and a private rear garden. Located in a tucked away position within Chart Downs, conveniently close to a green with children's play park, shop, public transport links and St. John's Primary School.

Upon entering, the covered porch leads into the hallway which sets the tone for the property's impeccable taste. Solid wood flooring in a Herringbone design draws you through into the open plan living/dining room which features a built-in media unit and electric fireplace, allowing you to control your level of cosiness. Next is the dining room which has plenty of room for a family sized dining table and chairs and enjoys the garden views on offer. Next is the recently updated kitchen, featuring a range of floor-to-ceiling units, complemented by ample granite countertops and space for all the expected appliances. The kitchen also includes a breakfast bar, window overlooking the garden and an archway leading to the utility room. The utility room is a really useful space, with doors providing access to both the front and back gardens. Completing the ground floor is a convenient downstairs toilet with a basin.

Upstairs the landing leads to all rooms and access to the loft. There are two well-proportioned double bedrooms, both with built-in wardrobes. There is also a larger than average single bedroom which could be set up by as a home office, offering great versatility to the new owners. Servicing the bedrooms is the updated family bathroom with a modern white suite finished off with contemporary tiling.

Outside

The front of the property features a recently laid brick-paved driveway, offering ample parking for several cars. The rear garden is a standout feature, fully fenced and beautifully landscaped for year-round enjoyment. It includes an area of artificial lawn and a spacious tiled patio, making it perfect for entertaining. An additional highlight is the metal pergola, which can be fitted with temporary sides and is equipped with electricity, allowing for a TV and outdoor fridge.

Location

The property is situated in Chart Downs close to bus stops, a local shop and playing field with children's play area. A short 10-minute stroll is the charming Royal Oak pub which has exceptional views across fields, ideal for an evening meal or drink. The property is situated just to the south of the historic market town of Dorking, close to many fantastic amenities including a 15-minute walk into Dorking shopping centre, endless beautiful countryside and a 3-minute walk from Dorking golf club, perfect for any budding golfers. The award-winning Gin Kitchen is within close walking distance of approximately 200 yards, offering excellent social activities with their bar, gin tasting and experiences. Another notable amenity is the stunning lottery funded Deepdene Trail & Hope Mausoleum which is ideal for exciting family walks with the added benefit of spotting the occasional deer that live nearby. Dorking mainline train station is an 8-minute cycle ride away, with direct links to London in under 1 hour making it a great location for commuters. 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 and The Prioory at secondary level and St Paul's and St Martin's at primary level. The general area is famous for its outstanding countryside including The Now er, 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 norther 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

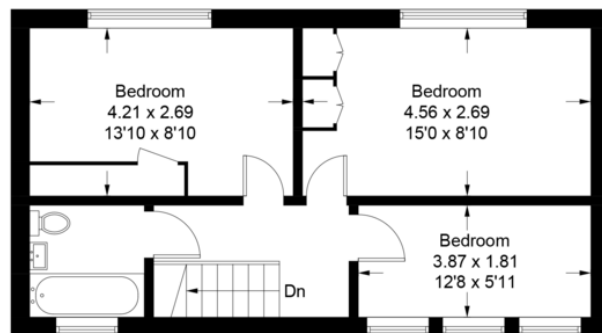
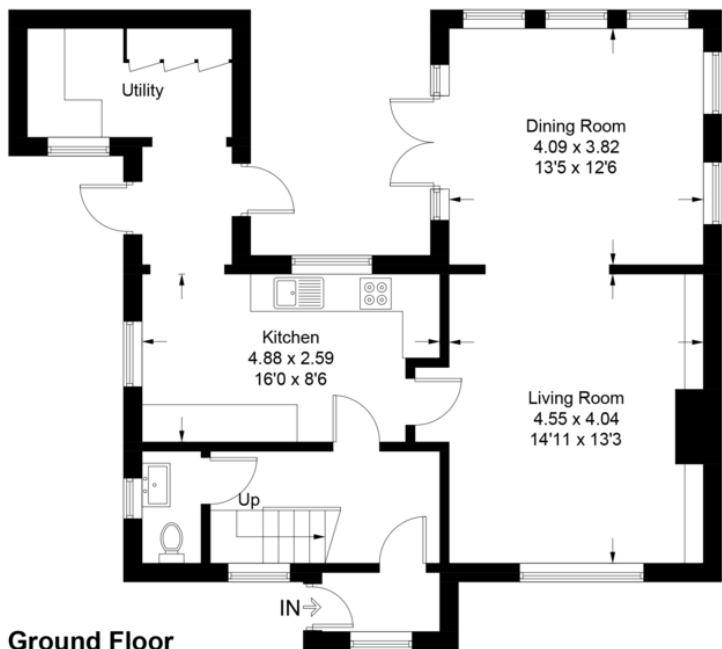


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Chart Downs, RH5

Approximate Gross Internal Area = 112 sq m / 1205 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. (ID1122960)

COUNCIL TAX BAND

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TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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

