



London Road, Mickleham

**Guide Price £800,000**

## Property Features

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- VICTORIAN SEMI-DETACHED COTTAGE
- THREE DOUBLE BEDROOMS WITH ADDITIONAL STUDY AREA
- KITCHEN WITH SEPARATE UTILITY
- DETACHED ONE BEDROOM STUDIO/ANNEXE
- COSY LIVING ROOM WITH DOUBLE SIDED WOOD BURNER
- DRIVEWAY PARKING WITH CARPORT
- PRIVATE GARDEN BORDERED BY WOODLANDS
- CLOSE TO ST MICHAELS SCHOOL
- SHORT DRIVE TO DORKING AND LEATHERHEAD
- CLOSE TO STUNNING COUNTRYSIDE



# Full Description

A charming three double bedroom, semi-detached cottage measuring close to 2000sq ft in total, built from traditional flint, offering spacious living accommodation, ample driveway parking and a generous landscaped garden complete with a detached one-bedroom studio.

Steeped in Victorian history and local heritage, the cottage retains many original character features. Situated in an elevated position on the outskirts of Mickleham, at the base of Box Hill National Trust, this cottage really must be seen to be fully appreciated.

Beginning in the useful covered porch you are welcomed into the impressive living room and instantly drawn to the double-sided wood burning stove which cleverly breaks this large room into more intimate and cosier spaces. Solid wooden flooring runs throughout this room, in keeping with a property of this age and further emphasising the rooms warmth. Next is the kitchen which has been fitted with traditional wooden cabinets, complimented by ample worktop space a Rangemaster and floor to ceiling pantry cupboards. Integrated appliances include a fully sized fridge and dishwasher with laundry appliances conveniently fitted in the adjacent utility room. The dining room seamlessly connects to the kitchen, making both rooms ideal for entertaining friends and family, with plenty of room for a large dining table and chairs whilst overlooking the garden. Finishing off the ground floor accommodation is the downstairs cloakroom which is positioned off the utility room.

On the First Floor there are three bedrooms and a family bathroom all of which lead off a 14'1 X 12'11 landing/ study area which is utilised by the current owners as an occasional fourth bedroom with a fold out study bed allowing versatility to this additional space. An airing cupboard provides useful additional storage. There are two double bedrooms both of which have built-in storage and views out. Bedroom three is a small double with views across the patio. Servicing the bedrooms is the family bathroom which has been fitted with a bath and overhead shower, vanity unit and white suite.

## Outside

The garden is one of the standout features to this property with a courtyard patio leading off the dining room, allowing you to entertain outside in the warmer months. Steps lead up to a raised area of lawn, bordered by established plants and shrubs and leads to a very secluded decked terrace, ideal for catching the last of the evening sun. On one side the garden is woodland which adds a further feeling of seclusion and privacy. From the patio a separate path leads to a substantial area of raised beds, a log store, garden shed and leads to the detached annexe/studio. The property is approached by a generous driveway with adjacent carport, providing ample parking for several vehicles.

Detached studio - 26x3 X 13'5 with an additional store measuring 11'8 X 8'10

The detached studio has been fitted with power and lighting and fully panelled for additional functionality. There is a shower room with sink and toilet which is serviced by its own boiler and hot water tank, as well as WIFI connection. Adjacent is a useful storage area, historically used as a double bedroom, creating a fully self-contained annexe.

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

## Location

Flint Cottage is positioned within the picturesque village of Mickleham, known as an 'Area of Outstanding Natural Beauty', at the foot of the famous Box Hill. The village itself is over 500 years old with plenty of history and an established friendly community offering St. Michael and All Angels Church mentioned in the Domesday Book, two highly regarded public houses including the famous Running Horses, recreational and educational amenities with both St Michael's C of E Aided Infant School and the highly regarded Box Hill private school within short walking distance. Between Dorking and Leatherhead are just a short drive away offering a comprehensive range of shopping, social, recreational, and educational amenities. A bus runs past the property (Dorking to Kingston) via Leatherhead railway station every 30 minutes and on the same schedule to Dorking railway station. Box Hill & Westhumble railway station offers a service to both London Victoria (approx. 53 minutes) and London Waterloo (approx. 57 minutes). There are also very regular trains from Leatherhead (every 20 minutes). The M25 is accessed 3.5 miles to the north via the A24 to Leatherhead Junction 9.

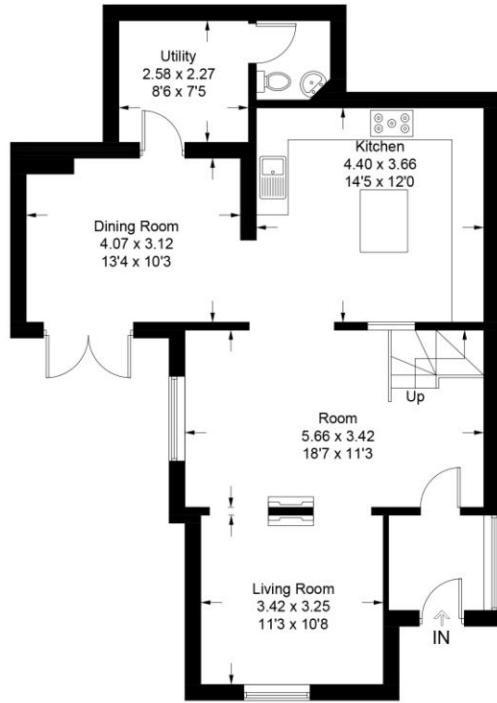
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD. FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation. 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.



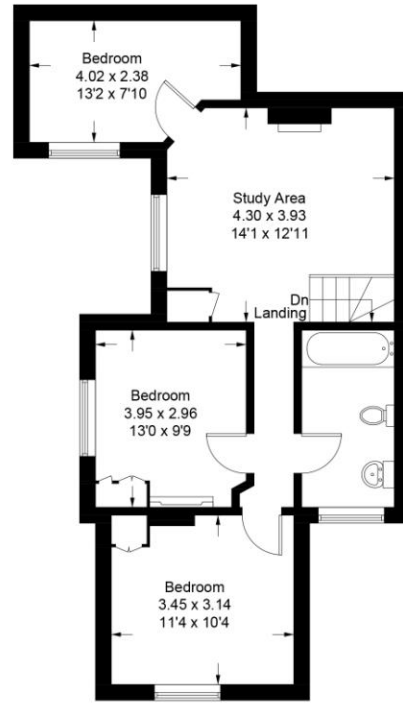


# London Road, RH5

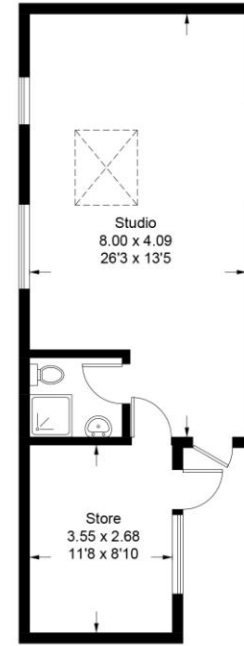
Approximate Gross Internal Area = 132.2 sq m / 1423 sq ft  
 Outbuildings = 51.3 sq m / 552 sq ft  
 Total = 183.5 sq m / 1975 sq ft



Ground Floor

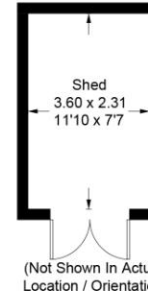


First Floor



Outbuilding

(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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. (ID1121847)

## COUNCIL TAX BAND

D

## 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		84 B
69-80	C		
55-68	D	55 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 and 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

