



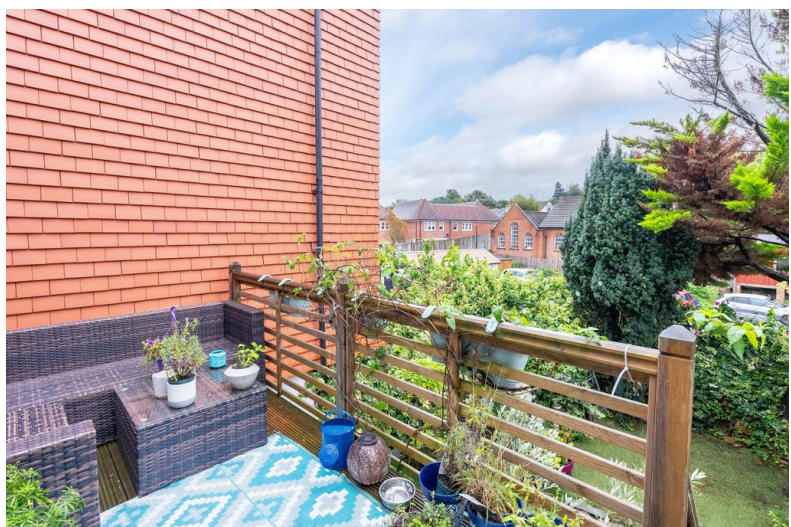
High Street, Dorking

- TWO/THREE BEDROOM MAISONETTE
- SPACIOUS ACCOMMODATION OVER THREE FLOORS
- GARDEN WITH TERRACE
- TWO RECEPTION ROOMS
- 1261 SQ FEET IN TOTAL
- SHORT WALK TO MEADOWBANK PARK
- 14'4 x 14'0 BONUS LOFT ROOM

Offers In Excess Of £350,000

EPC Rating 'TBC'

- CLOSE TO THE MAINLINE TRAIN STATIONS
- TWO RECEPTION ROOMS WITH DECORATIVE FIREPLACES
- DORKING TOWN CENTRE LOCATION



A characterful two/three bedroom maisonette offering over 1260 sq ft of accommodation across three floors including garden with terrace. Positioned in a central location close to everything the vibrant town of Dorking has to offer including Meadowbank Park, the High Street and all train stations.

This property begins in the generous entrance hall which provides access to all living accommodation stairs up to the first-floor and W/C. The front aspect living room has a warm and cosy ambiance with a traditional working fireplace, Sash windows and plenty of room for comfortable seating. Next is the dining room which has ample room for a dining table and chairs making it the ideal space to entertain friends and family. A brick exposed fireplace with functioning wood burning stove offers added charm. The rear aspect kitchen has been fitted with a number of traditional base and eye level units with the added convenience of two floor to ceiling pantry cupboards. The kitchen enjoys views out to the garden and provides access out to the raised terrace which offers fantastic views across Ranmore. Stairs rise to the first floor where the main bedroom impresses with its generous proportions and scenic views. There are two built-in storage cupboards for added convenience. Bedroom two is a well proportioned single bedroom positioned next to the bathroom which has been fitted with a white suite including bath and overhead shower, further benefitting from an airing cupboard for added storage. Stairs rise to the second floor bonus room which is utilised by the current owner as a third bedroom. Measuring 14'4 x 14'0. this is a fantastic additional space offering versatility to the new owners and enjoys wonderful views out as well as plenty of eaves storage.

It is worth noting the property benefits from a new roof, double glazed windows at the rear of the property as well as a full rewiring of the property including a new boiler in 2019.

Outside

To the front of the property is a pretty courtyard garden with a path and steps which lead up to the front door and raised terrace.

Parking

The property does not have off street parking however the owner currently rents a private parking space in the nearby Paper Mews car park. Please note any prospective purchaser would need to check this arrangement could be continued. Additionally there are a limited number of free unmarked bays within the Paper Mews car park on a first come first serve basis.

Leasehold

The property is leasehold with 145 years remaining on the lease. There is no annual service charge or ground rent payable. The owner pays annual building insurance of £332.

Council Tax & Utilities

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

IMPORTANT NOTE: As this property is located above a commercial premises, it would be advisable to check your lender's requirements to ensure they will lend on the property.

Location

The property is situated in the centre 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 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 and The Priory 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 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, 62 South Street, Dorking, RH4 2HD.

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

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



High Street, RH4

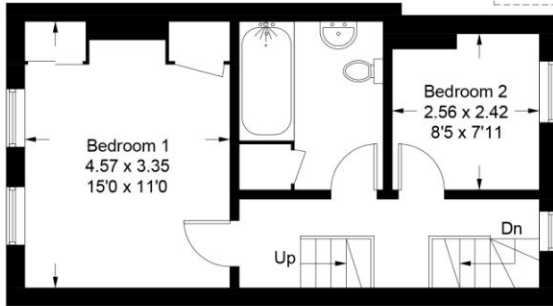
Approximate Gross Internal Area = 104.7 sq m / 1127 sq ft
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 12.5 sq m / 134 sq ft

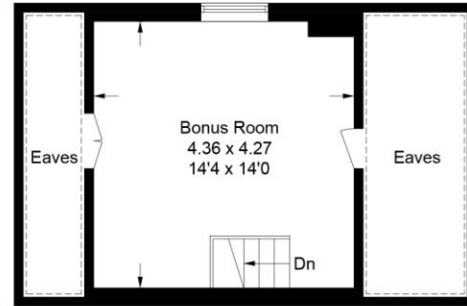
Total = 117.2 sq m / 1261 sq ft



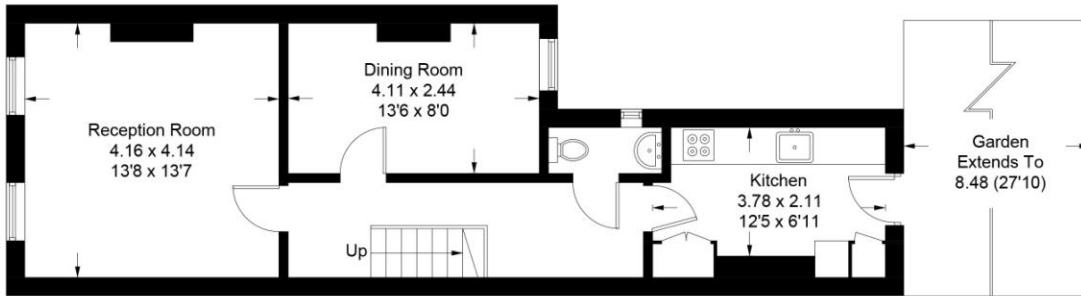
= Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor



Ground 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. (ID1132169)

COUNCIL TAX BAND

Tax Band C

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT

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Street, Dorking, Surrey,
RH4 2HD

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01306 776674



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.