



## Sondes Farm, Glebe Road, Dorking

Guide Price £600,000

EPC Rating 'TBC'

- NO ONWARD CHAIN
- EXCLUSIVE OVER 55'S DEVELOPMENT
- TWO DOUBLE BEDROOMS
- CAR PORT
- COMMUNAL GARDENS
- TWO BATHROOMS
- SHORT WALK TO DORKING TOWN CENTRE
- 18FT LIVING ROOM
- MODERN KITCHEN
- CLOSE TO STUNNING COUNTRYSIDE





**\*NO ONWARD CHAIN\*** An exciting opportunity to purchase this flexible and spacious 2/3 bedroom terrace property located within the quiet and highly sought after Sondes Farm, an exclusive over 55's development on the outskirts of Dorking town centre.

The property begins at the private door which leads into the spacious hallway with conveniently located built-in floor to ceiling storage cupboards, access to the stairs and all of the ground floor accommodation. The kitchen offers a good number of traditional eye level and base cabinets, worktops and space for a fridge/freezer and washing machine plus there is plenty of worktop. Next is the dining/bedroom three which is a flexible room offering the new owners versatility and offers space for a dining room table and chairs if desired, or it could be utilised as a home office or additional bedroom. The generously proportioned lounge, with a traditional fireplace and French doors, leads out to the private patio area overlooking the pretty communal garden. The large window floods the room with natural light and creates a warm and homely feel. The downstairs shower room with toilet, sink and large walk-in shower finishes off the ground floor accommodation.

Upstairs, the front aspect master bedroom leads off the main landing and boasts plenty of built-in storage, with room for a king-sized bed and additional freestanding storage. Bedroom two is a generous double with space for freestanding furniture. There is also a bonus room currently laid out as a utility space and storage area. Finishing off the upstairs accommodation is the updated bathroom with three-piece white suite including a bath, hand-held shower and vanity unit for additional storage.

#### Lease information

The property is leasehold with 148 years remaining and a service charge of £4856. The ground rent is £175 per annum. Full information is available upon request. This property falls under Council Tax Band E. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection.

#### Location

Situated on the outskirts of Dorking Town centre which offers an excellent selection of independent shops, cafés and restaurants, with West Street a step back in time for antique lovers and those with a keen eye for the unusual. Dorking also boasts a number of recreational facilities for both adults and children. Meadowbank Park offers the chance for individuals and families to relax and unwind all year round with Dorking Wanderers Football Club stadium within walking distance. Dorking Halls frequently hosts an eclectic mixture of live events, cultural theatre and digital cinema and is conveniently located next to Dorking Sports Centre with facilities which include a state of the art gym, sports hall, health suite, swimming pool as well as a café and creche. Only 21 miles from the bustle of London, Dorking is ideal for commuters, with this property only a 15-minute walk from both Dorking Main and Dorking Deepdene station, which provide direct links to London Victoria and London Waterloo approx. 55 minutes away. Access to the M25 is within 10 miles (joining at junction 9) which provides access to both Heathrow and Gatwick airport and local bus services run throughout the year. Dorking is spoilt when it comes to stunning countryside and boasts The Nower, Leith Hill and Box Hill National Trusts, Ranmore Common and Denbies Wine Estate a stone's throw away, perfect for nature walks, dog walking, hiking and wildlife spotting.

**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.

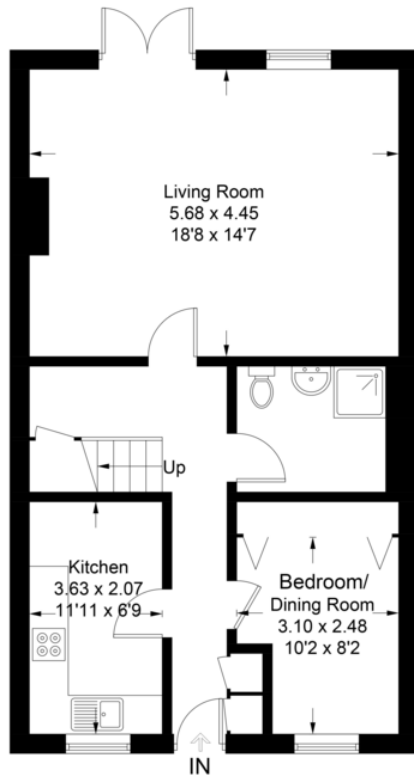
**MISREPRESENTATION ACT** - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.



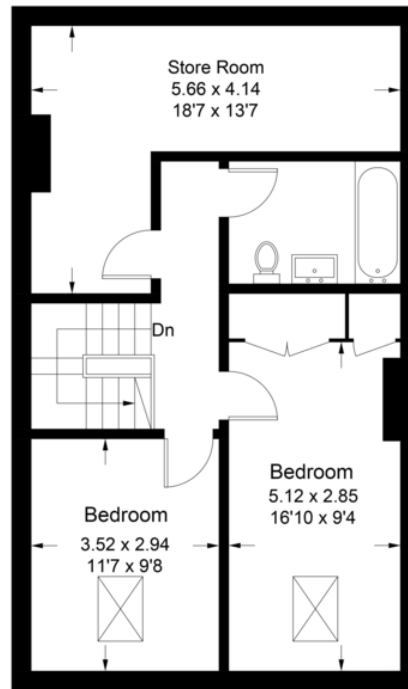


## Sondes Farm, RH4

Approximate Gross Internal Area = 116.0 sq m / 1249 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. (ID1135076)

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

**COUNCIL TAX BAND E**

**TENURE** Leasehold

**LOCAL AUTHORITY**

Mole Valley District Council

### CONTACT

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

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)  
[sales@seymours-dorking.co.uk](mailto:sales@seymours-dorking.co.uk)  
01306 776674



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