



Swan Mill Gardens, Pixham

Guide Price £300,000

EPC Rating 'TBC'

- NO ONWARD CHAIN
- FIRST FLOOR MAISONETTE
- TWO BEDROOMS
- IMPRESSIVE REAR GARDEN
- SINGLE GARAGE
- WALKING DISTANCE TO TRAIN STATIONS & HIGH STREET
- SEPARATE DINING ROOM
- 15FT LIVING ROOM
- WONDERFUL VIEWS ACROSS TO DENBIES VINEYARD
- MILES OF OPEN COUNTRYSIDE WALKS



A well-presented, first-floor maisonette featuring an extended layout, two double bedrooms as well as a large garden and single garage. Ideally positioned within walking distance of Dorking's train stations and surrounded by expansive and beautiful countryside.

A private set of stairs lead up to the first-floor maisonette and onto the hallway that connects to all rooms. The generously sized 15'6ft x 14'5ft living room offers a cosy space and retains original features such as curved bay windows and an open fireplace. To the rear of the property there is a well-equipped kitchen offering a range of traditional base and eye-level units, ample worktop space and freestanding appliances. A dual aspect provides lovely views out across the garden and towards Denbies vineyard whilst allowing lots of natural light into the room. Adjacent is a versatile room, currently set up as a dining room overlooking the garden but could be utilised many ways and has stairs leading up to the first of two spacious bedrooms both of which benefit from fitted wardrobes and peaceful garden views. The bathroom is fitted with a white suite including a shower, completing the comfortable and practical accommodation of this charming maisonette. The property also benefits from a new boiler which was installed in December 2023, which comes with a 10-year warranty.

Outside

At the front is a generous area of lawn bordered by a low wall and a pathway leading to the front entrance door. A side gate opens to reveal an enclosed, rear garden which is a standout feature of this property with a generously sized lawn surrounded by mature trees and shrubs. There are a number of outbuildings which include a summer house with power, a greenhouse and a shed ideal for garden essentials. The property also benefits from a single garage located in a block next to the property, the back of the garage of which can be accessed from the garden.

On street parking is available to those with a resident permit (Zone M2), pricing and details of which can be found on Mole Valley's website.

Utilities & Services

The property is council tax band C. The property is connected to mains gas, electricity and water and drainage. ADSL broadband is available, although we advise that you check download and upload speeds independently.

Leasehold

The property is leasehold with 32 years remaining on the lease. There is no service charge payable. Ground rent is £5 paid annually and has buildings insurance.

Location

Swan Mill Gardens 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 main railway station is within proximity offering direct services into London Victoria and London Waterloo in approx. 50 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8. The general area is renowned for its outstanding countryside including Ranmore and Box Hill (National Trust) and is ideal for the walking and riding enthusiast. Denbies Wine Estate (England's largest vineyard) is also nearby with its popular restaurant, vineyard tours, gift shop and hotel.

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 check the measurements.



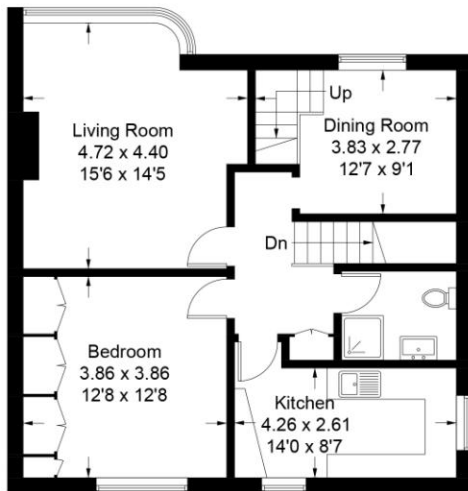
Swan Mill Gardens, RH4

Approximate Gross Internal Area = 98.4 sq m / 1059 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 27.8 sq m / 299 sq ft
 Garage = 9.5 sq m / 102 sq ft
 Total = 135.7 sq m / 1460 sq ft
 (Including Eaves)

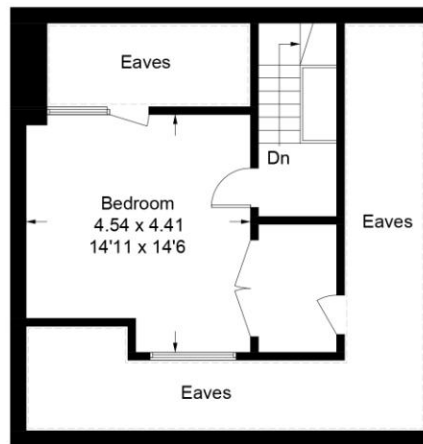
 = Reduced headroom below 1.5m / 5'0"



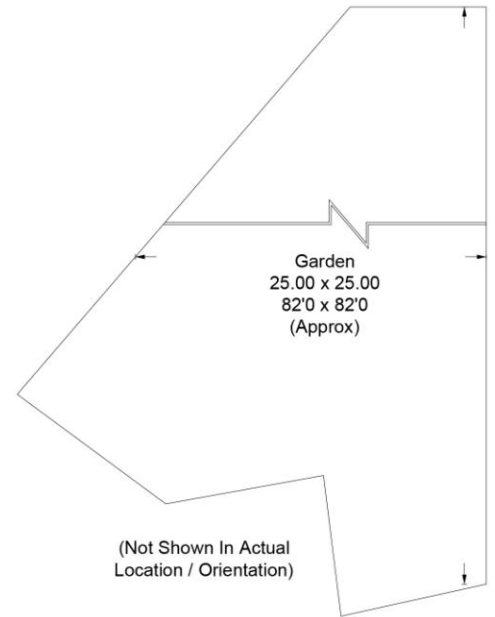
(Not Shown In Actual Location / Orientation)



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band C

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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