



Thrower Place

Dorking

Fixed Price £217,250 (55% Shared Ownership)

Property Features

- END OF TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- 55% SHARE OF FULL MARKET VALUE
- PRINCIPLE BEDROOM WITH ENSUITE SHOWER ROOM
- 15FT LIVING/DINING ROOM
- PRIVATE CAR PORT & VISITOR PARKING
- QUIET CUL-DE-SAC LOCATION
- REAR & SIDE GARDEN WITH RAISED TERRACE
- SHORT DRIVE TO DORKING TOWN CENTRE
- CLOSE TO MAINLINE STATIONS



Full Description

This beautifully presented two double bedroom home offers flexible accommodation, a private rear garden with additional side space and parking, all situated in a sought-after, quiet cul-de-sac just a short distance from Dorking town centre and mainline train stations.

Updated throughout, this modern property exudes contemporary style and provides a welcoming home. The entrance hall leads to a spacious modern kitchen, equipped with a range of base and eye-level units and space for appliances. The large living/dining room is ideal for entertaining friends and family, with French doors opening directly into the private garden. A convenient W/C off the hallway completes the ground floor. Upstairs, the first-floor landing provides access to two double bedrooms. The main bedroom features ample built-in wardrobes and an en-suite shower room, while the second bedroom is served by a modern family bathroom, stylishly tiled with a white three-piece suite.

Outside & Parking

A pathway leads to the front door, where there is a storage cupboard housing the meters. The property enjoys an extended outdoor area, with an additional garden to the side that complements the tiered main garden and decked terrace. This extra space enhances the possibilities for outdoor entertaining or a children's play area. Steps lead down from the terrace to a gate, providing access to the carport. The property benefits from its own allocated parking space in a nearby covered carport, with additional on-street parking and visitor spaces available nearby.

Shared Ownership & Leasehold

We are offering the property for sale either as a 55% shared ownership share or as 100% ownership through a 'staircasing purchase.' Please note that the price is fixed and non-negotiable. The property is leasehold with a term of 125 years from 12/10/2006, leaving 107 years remaining. The service charge is £107.57 per month (£1,290.84 per annum) and shared ownership rent is £450.03 per month (subject to annual review). Guideline Minimum Income: Dual - £60,000 Single - £69,000 (based on minimum share and 10% deposit). For those purchasing the full 100% ownership, the freehold is acquired directly from the housing association, A2 Dominion.

Council Tax & Utilities

The council tax band is D. The property is connected to mains gas, electricity and drainage. The property features a FTTC internet connection.

Location

Thrower Place is a modern development of properties located at the south of Dorking. There is a cut through close by that give access to Chart Downs which benefits from bus stops, a local shop and playing field with children's play area. A short 5-minute stroll down the road is the charming Royal Oak pub. The property is situated just on the edge 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. Another notable amenity is the stunning lottery funded Deepdene Trail & Hope Mausoleum which is ideal for family walks with the added benefit of spotting the occasional deer that live nearby. Dorking mainline train station is a 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 Priory at secondary level and St Pauls and St Martins at primary level. The general area is famous for its outstanding countryside including 'The Nower', Ranmore Common and Box Hill (National Trust) - 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.

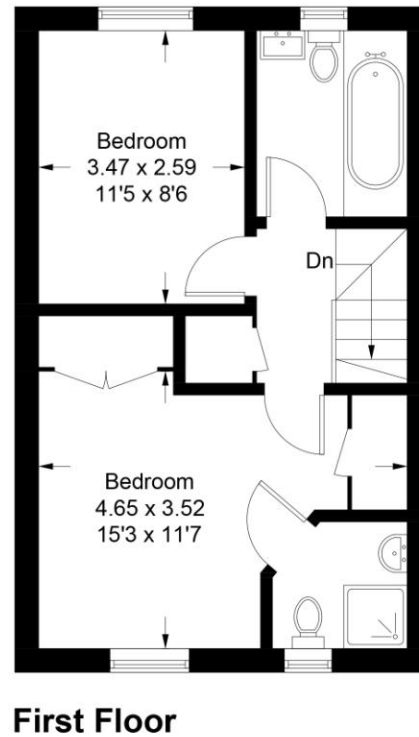
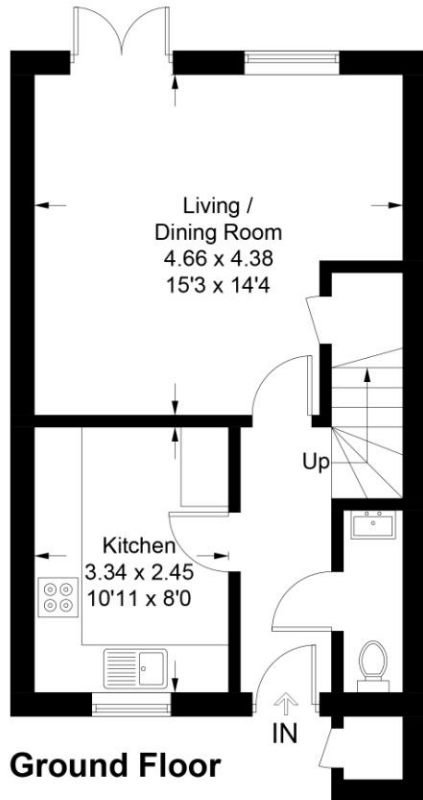
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.





Thrower Place, RH5

Approximate Gross Internal Area = 72.9 sq m / 785 sq ft
(Excluding Car Port / External Cupboard)



(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. (ID1150050)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

D

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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01306 776674

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