



Clump Avenue

Boxhill, Tadworth

Offers In Excess Of £600,000

Property Features

- DETACHED BUNGALOW
- THREE BEDROOMS
- DRIVEWAY PARKING & SINGLE GARAGE
- PRIVATE CUL DE SAC LOCATION
- ENCLOSED GARDEN WITH OUTDOOR ENTERTAINING AREA
- UPDATED THROUGHOUT
- PRINCIPLE SUITE WITH ENSUITE SHOWER ROOM
- SOUGHT-AFTER BOX HILL LOCATION
- SHORT WALK TO LOCAL SHOP AND DOCTORS SURGERY
- CLOSE TO MILES OF WALKING AND CYCLING TRAILS ALONG THE 'NORTH DOWNS WAY'



Full Description

A detached, three-bedroom bungalow combining contemporary living with a serene rural setting. Situated on Box Hill in the stunning North Downs, the home offers direct access to miles of unspoilt nature and walking trails, making it an idyllic location for families and outdoor enthusiasts.

The property begins in a welcoming hallway, featuring floor-to-ceiling storage along one side, offering practicality and style. The hallway flows seamlessly into the lounge, a bright and cosy space with a feature fireplace housing a wood-burning stove. Wooden flooring adds warmth and charm, while two large windows frame delightful garden views and flood the room with natural light. The dual-aspect kitchen/dining room is perfect for family living and entertaining. Equipped with a range of base and wall units, ample countertops and a freestanding fridge/freezer, this space is as functional as it is inviting. The dining area, located at the rear, enjoys garden views through French doors that open onto the patio. A wall of pantry cupboards ensures clutter-free living.

The sleeping accommodation is accessed via a small corridor off the living room. The principal bedroom impresses with generous proportions, an en-suite shower room and French doors leading to the garden. Bedroom two is a spacious double, while bedroom three is a comfortable single with built-in storage. The family bathroom is both stylish and practical, featuring a bath with an overhead shower, a vanity unit and modern tiling.

Outside

The property boasts a large driveway with ample parking for several vehicles. A single garage provides additional storage with the added benefit of an adjoining home office with power, lighting and convenient W/C. The southwest-facing rear garden is a highlight, offering a large patio, expansive lawn and an outdoor entertaining area. Complete with a brick BBQ and pizza oven, this space is perfect for alfresco dining and gatherings.

Council Tax & Utilities

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

Location

The property is situated along the highly sought after Clump Avenue, a private road nestled within Box Hill set high up in the glorious North Downs considered to be an area of outstanding natural beauty. The area is primarily owned by the National Trust and includes 7 countryside walks, just moments away from the property offering fantastic opportunities for cycling, walking and riding enthusiasts with extensive bridleways accessed nearby. Box Hill village offers a range of amenities including a restaurant, gastro pub 'The Tree', local shops, village hall and doctor's surgery, whilst more comprehensive shopping/recreational/educational facilities can be found in the nearby towns of Dorking, Leatherhead, Epsom, Reigate and Tadworth. Communication links to the area are excellent with the M25 giving access to London and the motorway network (access via junction 8 Reigate or junction 9 Leatherhead), whilst Epsom, Leatherhead and Dorking have mainline stations providing regular services to London Waterloo and Victoria. The general area is famous for its outstanding countryside, with breath-taking views which can be enjoyed from Box Hill viewpoint and even hosted the Olympic Cycle race in 2012. In addition, the Denbies Estate (England's largest vineyard) is situated at the bottom of Box Hill offering further walks and recreational facilities.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

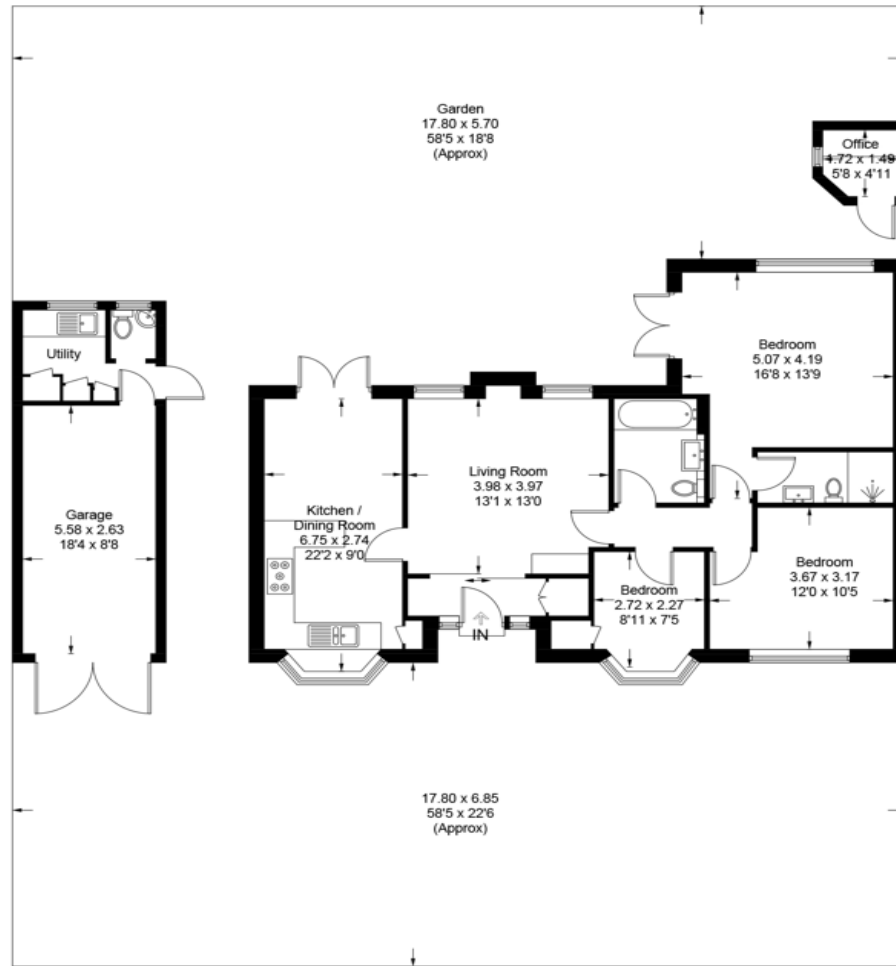
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known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





Clump Avenue, KT20

Approximate Gross Internal Area = 82.9 sq m / 892 sq ft
 Outbuilding / Office = 22.7 sq m / 244 sq ft
 Total = 105.6 sq m / 1136 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1149670)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 01306 776674

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