

Cotmandene, Dorking Town Centre

Guide Price £295,000

EPC Rating '68'

- SPLIT-LEVEL MAISONETTE
- THREE BEDROOMS
- SHORT WALK TO MAINLINE TRAIN STATIONS
- STUNNING VIEWS ACROSS COTMANDENE
- WALKING DISTANCE TO HIGH STREET
- LOUNGE/DINER WITH BALCONY
- UPDATED BATHROOM
- FITTED MODERN KITCHEN
- FLEXIBLE LAYOUT
- OVER 860 SQ FT



A fantastic three bedroom split-level maisonette with wonderful views across Cotmandene. Located in the centre of Dorking town centre close to the High Street, Meadowbank Park and train stations.

The property is accessed via an external hallway and up a flight of stairs to the second floor. A private entrance leads into the hallway which in turn provides access to all key rooms as well as the stairs. The modern kitchen offers a range of base and eye level units, complemented by ample worktops and a floor to ceiling pantry cupboard. A large window floods the room making it a sunny space and further benefits from understairs storage. A door leads through into the spacious lounge/diner which offers wall to wall windows flooding the space with natural light and further benefits from a balcony offering rooftop views across Dorking towards Ranmore.

Stairs rise to the third floor where there are three (2 doubles and 1 Single) bedrooms all of which are well proportioned doubles each with wonderful views. The family bathroom finishes off the accommodation, complete with a bath and overhead shower, white suite and tiled for a clean and practical aesthetic.

Leasehold

The property is leasehold with 82 years remaining on the lease. The annual service charge for 23/24 was £519.27 and the annual ground rent was £10. The current owner is investigating the cost of extending the lease.

Council Tax & Utilities

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

Location

Located in the heart of the picturesque market town of Dorking, which is surrounded on 3 sides by the Surrey Hills Area of Outstanding Natural Beauty, Dorking Town offers an excellent selection of independent shops, cafes 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 fantastic recreational facilities for both adults and children, with Meadowbank Park within walking distance from the property. Only 21 miles from the bustle of London, Dorking is a commuter's paradise with this property walking distance from both Dorking Main and Dorking Deepdene station, with direct links to London Victoria and London Waterloo Approx. 55 mins 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. Local attractions include Denbies Vineyard, Polsden Lacey, Ranmore Common, Leith Hill and Box Hill, with wonderful nature walks, perfect for hikers, mountain biking and leisurely Sunday dog walks.

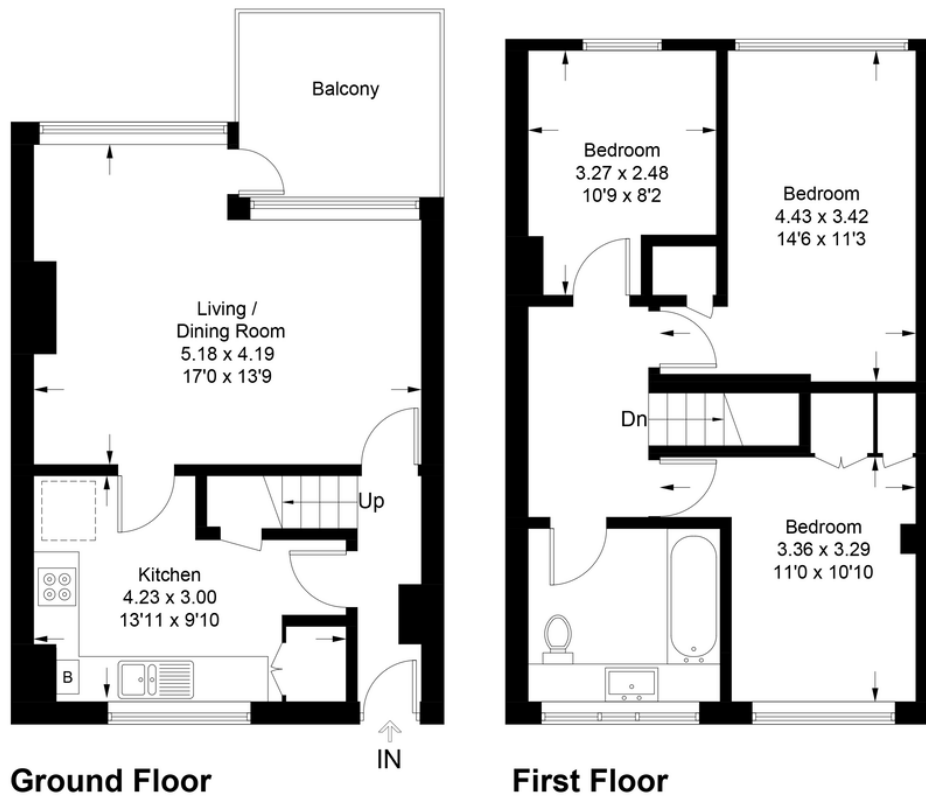
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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.



Cotmandene, RH4

Approximate Gross Internal Area = 80.1 sq m / 862 sq ft



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. (ID1150418)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band C

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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