

## Hopewood Park, Deepdene Avenue

Guide Price £290,000

EPC Rating '65'

- ONE BEDROOM GROUND FLOOR APARTMENT
- CONTEMPORARY FINISH
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- MODERN BATHROOM
- WALKING DISTANCE FROM TOWN CENTRE & STATIONS
- ALLOCATED PARKING FOR ONE CAR & VISITORS PARKING
- STUNNING COMMUNAL GROUNDS
- PRIVATE WRAP AROUND PATIO
- ELECTRIC VEHICLE CHARGING POINTS



A beautifully presented and stylish ground floor apartment with a wrap around private patio, open plan living as well as allocated parking. Located within the Hopewood Park development, the property enjoys a serene setting surrounded by acres of parkland and gardens, all within walking distance of Dorking's vibrant High Street and train stations.

The interior is meticulously presented and centres around a generous 22ft living kitchen/living/dining room which is an impressive multifunctional space, enhanced further by the dual aspect offering uninterrupted views across the gardens. The living and dining space provides ample room for comfortable seating and a dining table, while the kitchen boasts sleek, high-gloss base and eye-level units, integrated appliances including a fridge/freezer and dishwasher, and generous countertop space.

A utility cupboard discreetly houses a washing machine, offering additional storage and maximises the space on offer. The tiled bathroom is finished to a very high standard, featuring a stylish three-piece suite with a bath and overhead shower. The bedroom is a bright, inviting space with enough room to accommodate a double bed and freestanding furniture.

#### Parking & Outside

The property benefits from its own private patio area directly outside the front door which wraps round the whole of the property. There are also extensive communal grounds for all residents of Hopewood Park to use. The apartment comes with an allocated parking space, along with several visitor, disabled and EV charging points which are available for use.

#### Leasehold

The property is leasehold with 147 years remaining on the lease. The current annual service charge is £1,250. There is no ground rent payable.

#### Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage and electricity. The broadband is a Cable connection.

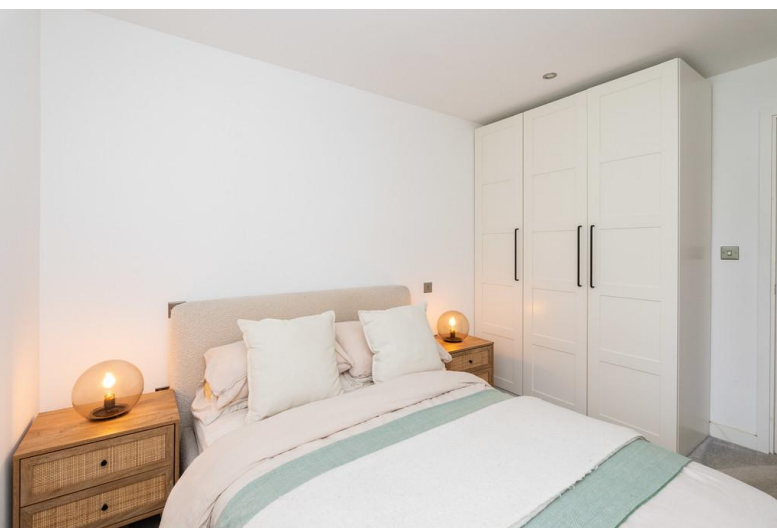
#### Location

Hopewood Park is perfectly situated in the desirable market town of Dorking, you will discover the nearest rail connection and the bustling high street are only an easy 10-minute walk. When enjoying days out along the historic streets of the town, you can catch sight of the wooded hills and open downland, which are always a welcome reminder of the beauty that surrounds you. The High Street itself is full of diverse craft shops, boutiques, art galleries, vintage shops and antique centres not to mention the excellent selection of cafés, restaurants and pubs to enjoy a welcome respite. Nearby Denbies Wine Estate is the largest award-winning vineyard in England and is situated on the northern outskirts of Dorking. It overlooks Box Hill, one of the first Country Parks in England. Denbies is open to the public and hosts indoor and outdoor vineyard tours daily with a chateau style winery, giftshop, art gallery and two restaurants.

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

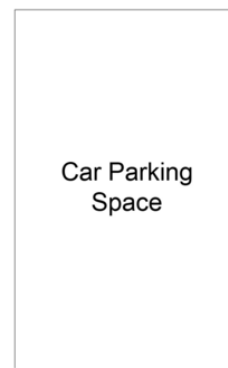
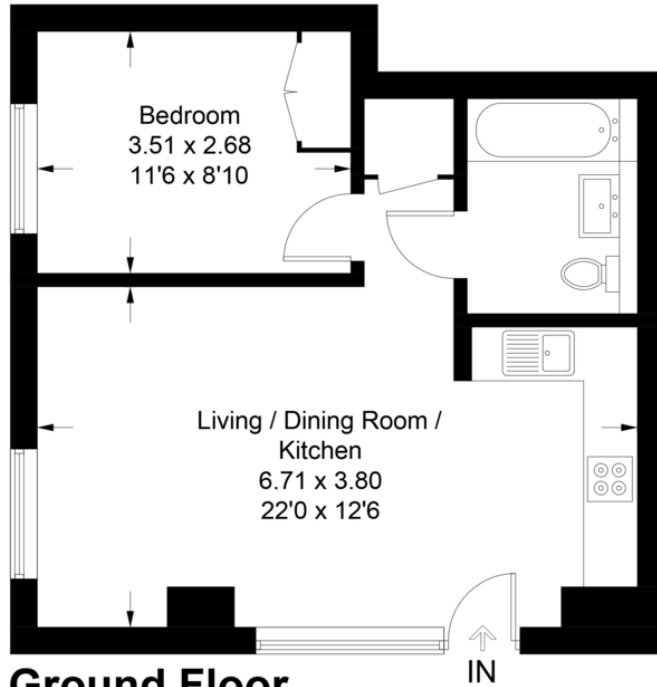
**Agents Note:** These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items 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.





## Deepdene House, RH4

Approximate Gross Internal Area = 42.3 sq m / 455 sq ft  
(Excluding Car Parking Space)



(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. (ID1160380)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band D

### 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



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.