



Sondes Farm, Glebe Road

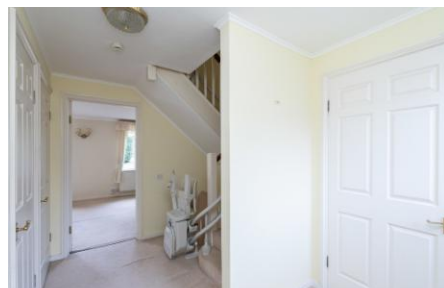
Dorking

**Guide Price £475,000**

### Property Features

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- NO ONWARD CHAIN
- TERRACED COTTAGE CONVERSION
- TWO DOUBLE BEDROOMS
- EXCLUSIVE OVER 55'S DEVELOPMENT
- COMMUNAL GARDENS WITH PLEASANT VIEWS
- ALLOCATED PARKING & VISITOR BAYS
- 24FT LIVING ROOM
- SHORT WALK TO DORKING TOWN CENTRE
- DOWNSTAIRS CLOAKROOM
- THE CURRENT OWNERS ARE EXTENDING THE LEASE



# Full Description

A delightful two double bedroom, terraced cottage conversion situated in the popular and peaceful retirement development of Sondes Farm, exclusively for over 55s and conveniently located within walking distance of everything Dorking town offers and close to countryside walks.

The property begins at the private door which leads into the spacious hallway with conveniently located built-in floor to ceiling storage cupboards, W/C and access to the stairs. The front aspect kitchen overlooks the pretty communal courtyard, fitted with a selection of base and wall units, plenty of worktop surfaces and space for all of the expected appliances. There is also a dedicated space for a table and chairs if desired. The hallway leads through into to the impressive 24'6 ft double aspect sitting/dining room which is a bright and inviting space which overlooks the communal grounds. The room centres around a fireplace with plenty of space for a three-piece suite and dining table.

Upstairs there are two generous double bedrooms, the main bedroom boasts plenty of built-in storage, with room for a king-sized bed and additional freestanding storage. Bedroom two is a generous double with fitted wardrobes. Both bedrooms enjoy lovely views over the garden and across the fields. The large shower room, complete with white suite, large shower unit and mounted wash basin, finished with neutral tiling completes the first-floor accommodation.

**Outside**  
This property is set in a pretty courtyard with a small area of lawn and mature trees and shrubs carefully planted to create a sense of privacy from the other houses. The property is surrounded by beautifully kept communal gardens offering wonderful views, with a door from the lounge leading directly out to the patio, ideal for a bistro table and chairs. The property further offers allocated parking space to the front of the property with further visitors parking available.

**Leasehold**  
The property is leasehold, with 88 years remaining on the lease. However, the current owners are in the process of extending it to 125 years. The annual service charge is £3,000, with a ground rent of £170. Full details are available upon request. This property falls under Council Tax Band E. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection.

PLEASE NOTE: Whilst the lease prevents keeping pets, any existing pets can be brought from a previous home.

**Location**  
Sondes Farm 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 mainline and Deepdene railway stations are a short 15-minute walk away offering a direct service into London Victoria and London Waterloo in approximately 50 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction offer 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. The general area is famous for its outstanding countryside including 'The Nower', Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern 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.

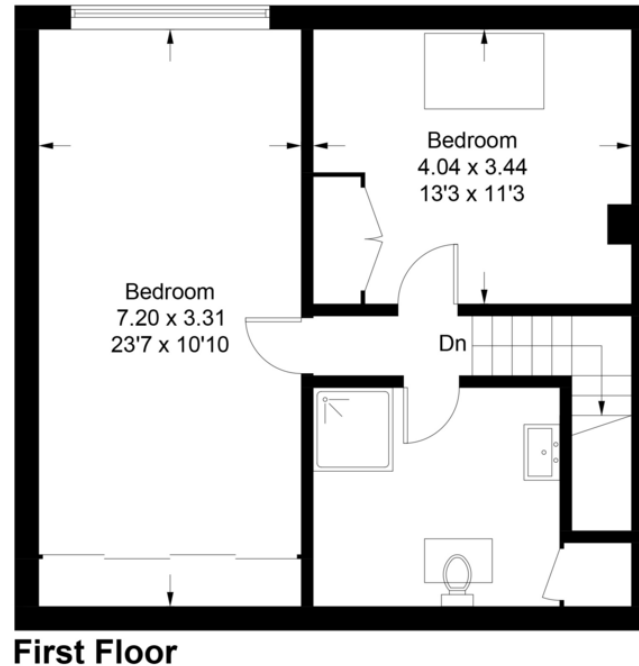
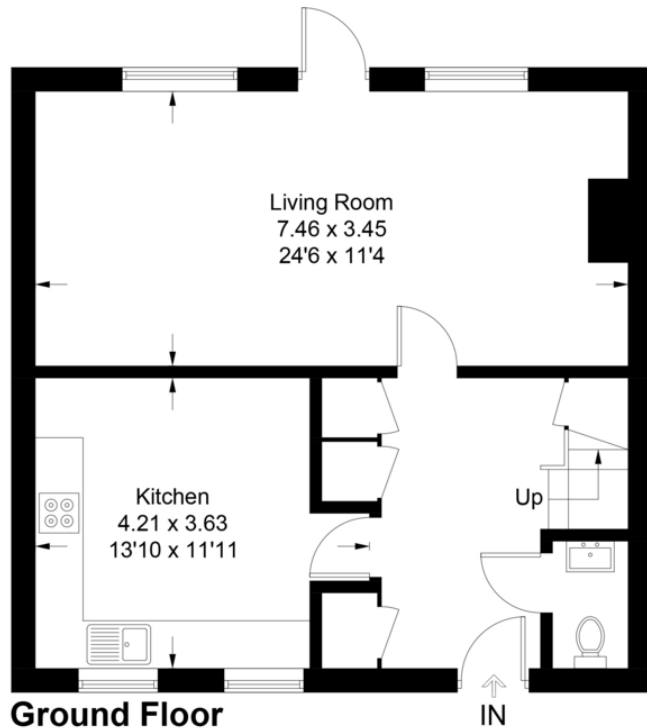






## Sondes Farm, RH4

Approximate Gross Internal Area = 108.3 sq m / 1166 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. (ID1160381)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

E

### 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

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