



Old Reigate Road

Dorking

Guide Price £325,000

Property Features

- GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- 16FT LIVINGROOM WITH WOOD BURNING STOVE
- FAR REACHING VIEWS OVER THE NORTH DOWNS
- MODERN KITCHEN/DINER
- TRANQUIL COMMUNAL GROUNDS
- OFF ROAD PARKING & SINGLE GARAGE
- LARGE BATHROOM
- SHORT DRIVE TO DORKING TOWN CENTRE
- SHORT WALK TO BOX HILL & BROCKHAM VILLAGES



Full Description

A beautifully presented ground-floor apartment seamlessly blends period charm with modern comfort. Set in the picturesque countryside of Box Hill, it boasts breath taking panoramic views from every room and offers easy access to scenic woodland walks, hiking trails and outdoor activities. Originally part of an elegant Victorian mansion, the property was thoughtfully converted in the 1980s into bright and versatile apartment living, complete with off-road parking and a single garage.

The apartment is accessed via a private entrance to the side of the property, leading into a bright and spacious kitchen. Featuring sleek white cabinetry, generous worktop space and freestanding appliances, the kitchen also includes a dedicated dining area perfect for entertaining. A central hallway provides useful storage and leads to the impressive 16'3" x 12'4" lounge. This wonderfully light-filled space boasts high ceilings, large windows framing stunning Box Hill views and a charming wood burning stove, creating a warm and inviting ambiance. The current owners have maximised functionality by incorporating a study area, ideal for remote working in a blocked doorway from the study nook, which provides access to the property from the communal entrance. This could be reopened if desired. The generous double bedroom benefits from a large bay window with original fitted shutters, a feature fireplace and built-in wardrobes, offering excellent storage solutions. Completing the accommodation is a contemporary bathroom with a white suite, fitted bath and overhead shower. The entire property is bathed in natural light, enhancing the sense of space, while wooden flooring throughout provides a cohesive and stylish finish.

Exterior

The mature communal gardens are a standout feature, offering spectacular views across Box Hill and meticulously maintained lawns, specimen shrubs, and mature trees. There is ample residents' parking along with a private single garage. Additionally, the current owners have created a delightful seating area on the front lawn - perfect for enjoying the tranquil surroundings. A large communal vegetable patch provides a peaceful spot for those who enjoy growing your own. Directly opposite the property is the use of two communal stores as well as the bin store. There is a communal cellar with storage, accessed from the main hallway.

Share of Freehold

The property has the benefit of Share of the Freehold with 189 years remaining on the lease. The current service charge is £1800 paid annually, which includes ground rent and maintenance charges. More information is available upon request. This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity.

Location

Boxhurst is situated on Old Reigate Road in the heart of The Surrey Hills, designated an Area of Outstanding Natural Beauty, protected for people and nature alike. The property is situated just 5 miles from the charming and esteemed market town of Dorking, famous for its antique shops and Denbies Wine Estate (England's largest vineyard). It has many independent businesses, an excellent sports centre and the Dorking Halls boasts cinema screens and theatres hosting regular cultural events. In addition, the location benefits from an excellent selection of schools such as The Ashcombe, The Priory and Howard of Effingham at secondary level and St. Paul's, St. Martin's school. Commuters are served well by road and rail, with access to M25 at junction 9 via A24 and junction 10 via A3. Heathrow and Gatwick airports are 16 and 12 miles away respectively. Dorking boasts 3 stations and provides an alternative line to Victoria and Waterloo, with a service taking 55 minutes. The general area is renowned for stunning countryside including Ranmore Common, ancient North Downs Way, Polesden Laciestate, Leith Hill and Box Hill with many acres cared for by the National Trust. Ranmore Common has a unique rural character offering peaceful countryside for walking, cycling, mountain biking and nature enthusiasts with the benefit of town life and the city within easy reach.

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.



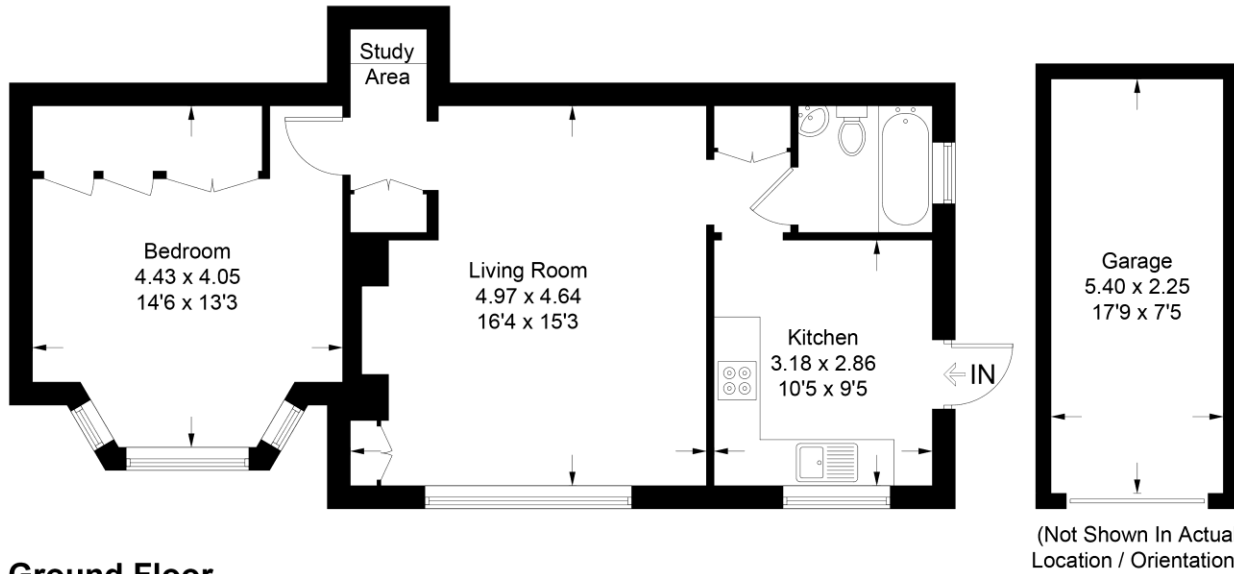


Old Reigate Road, RH4

Approximate Gross Internal Area = 55.6 sq m / 598 sq ft

Garage = 12.1 sq m / 130 sq ft

Total = 67.7 sq m / 728 sq ft



EPC TBC

COUNCIL TAX BAND

D

TENURE

Share of freehold

LOCAL AUTHORITY

Mole Valley District Council

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. (ID1166252)

CONTACT

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