



Archway Place

Dorking

Guide Price £375,000

Property Features

- NO ONWARD CHAIN
- TWO BEDROOM GROUND FLOOR APARTMENT
- 18 FT LIVING ROOM
- MODERN KITCHEN/DINER
- PRETTY COMMUNAL GROUNDS
- ALLOCATED PARKING
- GRADE II LISTED PERIOD FEATURES
- MODERN BATHROOM
- WALKING DISTANCE TO MAINLINE TRAIN STATIONS
- CLOSE TO ST MARTIN'S WALK, WAITROSE & THE HIGH STREET SHOPS



Full Description

NO ONWARD CHAIN A beautifully presented and characterful Grade II listed ground-floor apartment, originally built in 1738 as a working Pump House. This unique home is filled with charm, personality and period features that set it apart from other apartments. Ideally situated within walking distance of the High Street and vibrant town centre, the property offers two bedrooms, allocated parking and pretty communal areas.

Accessed via a private entrance, the apartment opens into a spacious yet cosy living room, featuring a charming electric fireplace as its focal point. Dual-aspect windows allow in natural light, enhanced by secondary glazing for added insulation. There's ample room for a three-piece suite, creating an inviting and intimate atmosphere. At the heart of the home is the central kitchen/dining room, which showcases an exposed brick wall, adding to the apartment's character. The kitchen features classic white Shaker-style units, a gas cooker and space for freestanding appliances, offering both functionality and timeless appeal. There is a dedicated space to the side of the kitchen for a dining table and chairs, making this space a wonderful room to entertain. Leading off the kitchen is a central hallway which seamlessly connects the rest of the apartment. To the left is a versatile room that was originally set up as a separate dining room but also makes an ideal guest bedroom. This space benefits from three built-in storage cupboards, maximising space. A window overlooks the car park, maintaining the apartment's bright and airy feel. The main bedroom is a cosy retreat, full of character. Exposed beams add to its charm, while two built-in wardrobes provide generous storage. The room is beautifully enhanced by two arched windows, complete with attached shutters, creating an exceptionally private space. This unique space truly captures the essence of the apartment's historic charm while providing a warm and inviting atmosphere. Finishing off the accommodation is the bathroom, fully tiled from floor to ceiling and features a classic white suite. It includes an overhead shower, handrails on the bath for added convenience, and a heated towel rail for comfort.

Outside

The property is accessed via a secure gated entrance which leads into the resident's car park. There is allocated parking for 1 vehicle. The property enjoys use of the communal patio areas, bin store and secure bike shed. The garden is screened off from the footpath by mature ewe trees and fruit trees with several pleasant and sunny spots to position a table and chairs to enjoy the private and serene environment.

PLEASE NOTE: The lease prohibits commercial vehicles from being parked overnight in the resident's car park.

Share of Freehold

The apartment is a share of freehold with 988 years remaining on the lease. All maintenance charges are shared equally between the five apartments, and there is a service charge of £100 per month.

Utilities

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

Location

Archway Mews is situated in the centre of Dorking town centre which offers a comprehensive range of shopping (with St Martins Walk shopping precinct and M&S close by), recreational, and educational amenities with facilities for the commuter from one of three railway stations. Dorking West, Dorking mainline and Deepdene railway stations are within close proximity 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 8 offering direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store, excellent sports centre and The Dorking Halls regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe and The Priory at secondary level and St Paul's and St Martin's at primary level. 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.

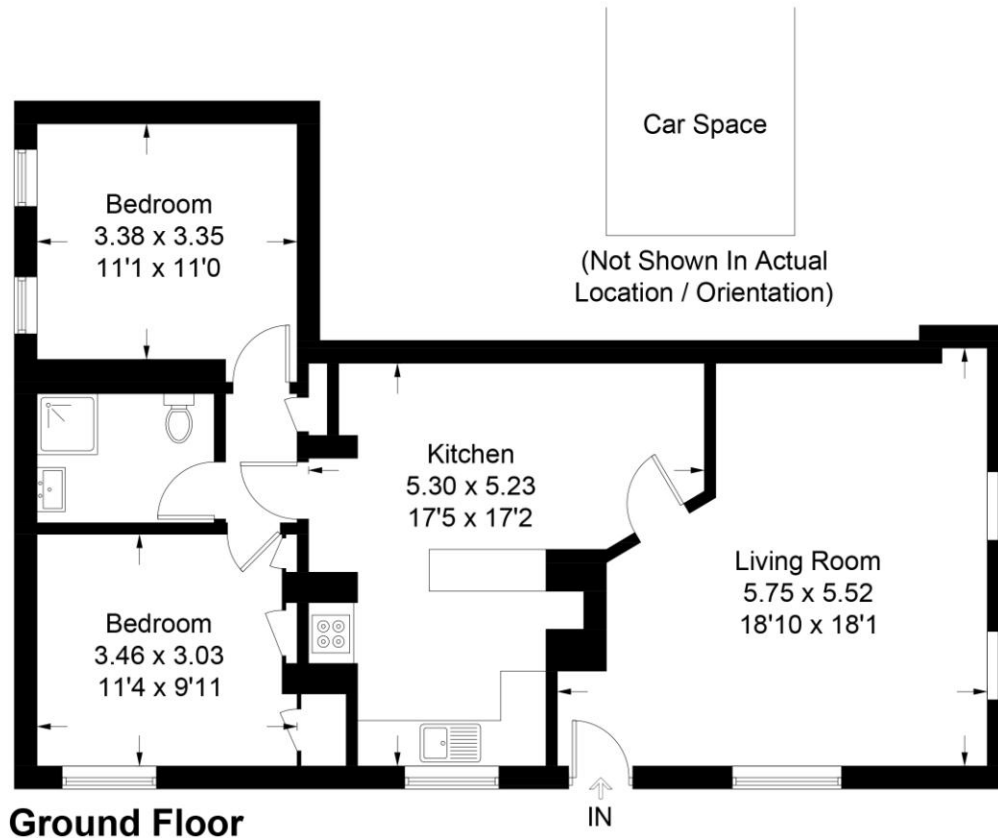
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known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





The Old Pumpouse, RH4

Approximate Gross Internal Area = 77.9 sq m / 838 sq ft
(Excluding Car Space)



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. (ID1167236)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

B

TENURE

Share of Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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