



## Spital Heath

Dorking

**OIEO £600,000**

### Property Features

- WELL-PRESENTED FAMILY HOME
- LIVING ROOM WITH WOOD BURNER & DOORS OUT TO GARDEN
- THREE BEDROOMS
- LARGE SOUTH FACING REAR GARDEN
- STYLISH FAMILY BATHROOM
- SHORT WALK TO MAINLINE TRAIN STATIONS
- VIEWS OUT TO BOX HILL
- SOUGHT AFTER LOCATION CLOSE TO THE ASHCOMBE SCHOOL & HIGH STREET
- SELF CONTAINED STUDY WITH W/C THAT COULD BE USED AS AN EXTRA BEDROOM
- QUIET CUL DE SAC LOCATION



# Full Description

A beautifully maintained and well-loved three-bedroom, semi-detached home offering a fantastic opportunity for families of all ages. Modern and inviting, the property boasts a spacious interior and a large south-facing garden, perfect for enjoying the outdoors. Conveniently positioned on the edge of Dorking, it is just a short walk from mainline train stations, the vibrant High Street, local amenities, and well-regarded schools, including The Ashcombe.

Upon entering, you are welcomed by a bright hallway, providing access to the main living areas and a cleverly designed storage cupboard to maintain a clutter-free impression. The living room is a charming and cosy space, enjoying a double aspect and centred around a delightful wood-burning stove. Sliding patio doors offer wonderful views of the garden and seamless access to the patio, creating an inviting indoor-outdoor connection. At the heart of the home is the spacious kitchen/dining room, featuring a range of traditional units, freestanding appliances, and a gas range cooker. Ample worktop space, two floor-to-ceiling pantry cupboards and understairs storage ensure practicality and efficiency. Overlooking the garden, the kitchen comfortably accommodates a dining table and chairs, making it a perfect family space. A versatile, self-contained study benefits from its own W/C, rear garden access, and a separate front entrance, ideal for use as a home office or business space.

Upstairs, a generous landing leads to three well-proportioned bedrooms. Two front-facing double bedrooms enjoy fitted wardrobes and stunning views across Box Hill, while the third, a rear-aspect single bedroom, overlooks the pretty garden. The stylish family bathroom features a contemporary white suite, a bath with an overhead shower, a separate shower cubicle and a vanity sink unit making it a functional yet stylish space.

Additional highlights include new windows and doors installed in 2017, enhancing both energy efficiency and aesthetics. With its combination of modern interiors, a spacious layout and a prime location, this home presents a wonderful opportunity for those seeking comfort, convenience, and potential.

## Outside

A flight of steps leads up to the front of the property and around to the side gate. The rear garden is a true highlight, boasting a sunny south-facing aspect and a tiered layout. Beginning with a full width patio steps lead up to a large area of lawn and leads up to the top of the garden where a large shed offers ideal storage for outdoor essentials. The whole garden is screened by mature hedges providing a sense of privacy whilst enjoying breath taking views of Box Hill.

## Parking

There is plenty of on-road parking along Spital Heath. Residents and visitors do require permit parking, more information can be found at [molevalley.co.uk](http://molevalley.co.uk).

## Council Tax & Utilities

The council tax band is D. The property is connected to mains gas, electricity and drainage. The property features a FTTC internet connection.

## Location

Spital Heath is situated in 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 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.



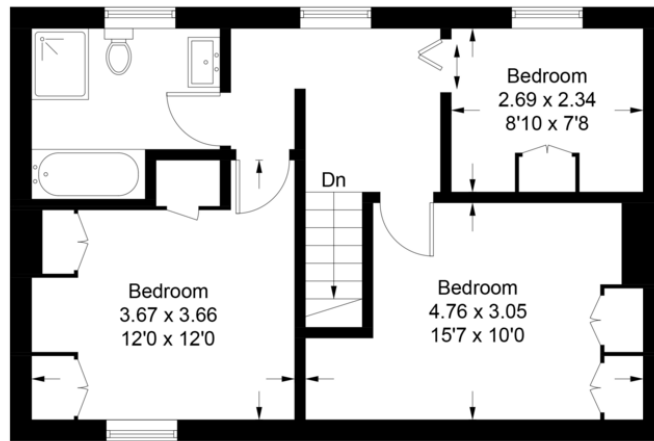




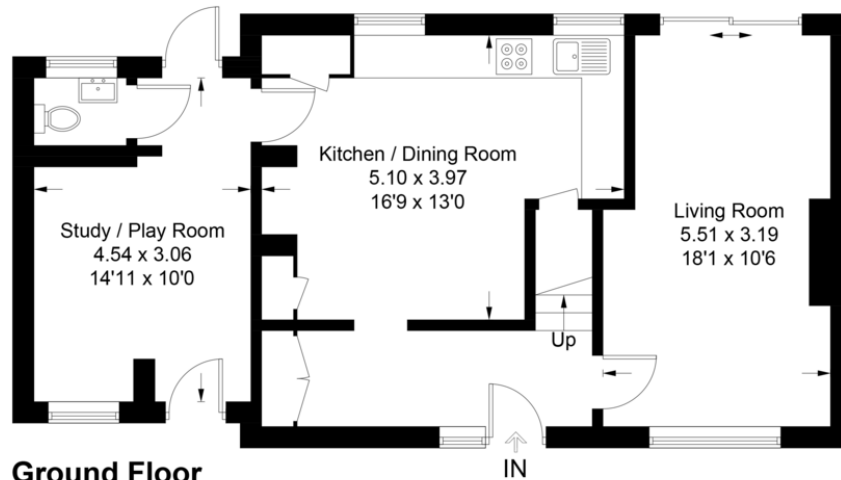


## Spital Heath, RH4

Approximate Gross Internal Area = 106.5 sq m / 1146 sq ft



**First Floor**



**Ground Floor**

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. (ID1169008)



### COUNCIL TAX BAND

D

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

### 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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