

Soudes Farm, Glebe Road

Guide Price £350,000

EPC Rating '70'

- FIRST FLOOR APARTMENT
- TWO/THREE BEDROOMS
- 20 x 17 FT LIVING ROOM WITH SEPARATE DINING ROOM
- MODERN KITCHEN
- ALLOCATED PARKING SPACE
- LARGE STYLISH BATHROOM
- 16 x 15 FT MAIN BEDROOM WITH LOVELY VIEWS
- EXCLUSIVELY FOR 55'S
- SHORT WALK FROM DORKING TOWN CENTRE
- PEACEFUL & QUIET POSITION



A charming and spacious two/three-bedroom first-floor apartment in the sought-after and tranquil development of Sondes Farm, exclusively for over-55s. Ideally located within walking distance of Dorking's shops, amenities and scenic countryside walks.

A communal front door opens into a lobby area, with stairs leading up to the private door into the apartment. The welcoming entrance hallway flows into an impressive double-aspect sitting room, centered around an elegant electric fireplace that adds warmth and character. This bright and airy space provides ample room for comfortable seating, making it perfect for both relaxation and entertaining. Adjoining the sitting room is a versatile dining room, which could easily serve as a third bedroom if required. This generous space is enhanced by a large Velux window, flooding the room with natural light.

The modern fitted kitchen, accessed from the lounge, is well-equipped with a range of base and wall units, ample worktop space and integrated appliances, including an oven, fridge/freezer and washing machine. The main bedroom is impressively spacious, featuring built-in wardrobes and stunning views towards Box Hill. The second double bedroom is currently used as a home office but offers flexibility to suit the new owner's needs. Completing the accommodation is a contemporary and well-proportioned bathroom, fitted with a white suite, including a large shower unit and separate bath.

Outside & Additional Features

The property is surrounded by beautifully maintained communal gardens, providing a peaceful and scenic setting. An allocated parking space is included, with additional visitor parking available at the front of the property. Another excellent advantage is the guest suite available for visiting relatives to stay.

Leasehold

The property is leasehold with 89 years remaining and an annual service of £4,313.24 (including ground rent) full information is available upon request. The ground rent and service charge is reviewed every year.

Council Tax & Utilities

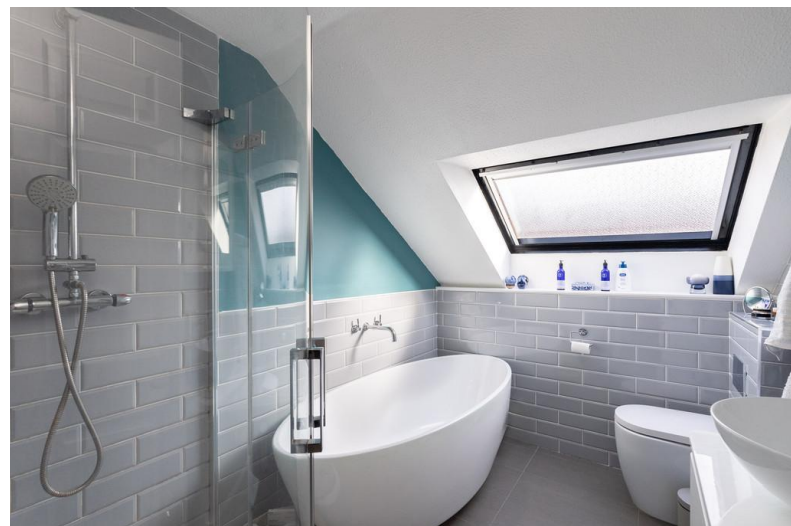
The council tax band is C. The property is connected to mains gas, electricity and drainage. The property features a FTTC internet connection.

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.




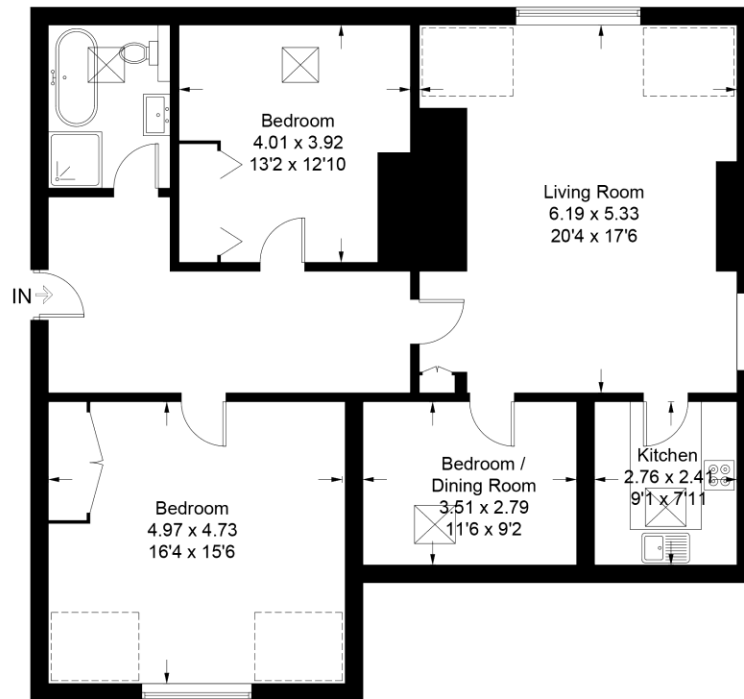
Sondes Farm Place, RH4

Approximate Gross Internal Area = 108.3 sq m / 1165 sq ft

Reduced Headroom = 7.4 sq m / 80 sq ft

Total = 115.7 sq m / 1245 sq ft

 = Reduced headroom below 1.5m / 5'0"



First 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. (ID1170491)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band C

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674



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