



Chart Downs

Dorking

Guide Price £475,000

Property Features

- THREE BEDROOM SEMI DETACHED HOUSE
- DUAL ASPECT LIVING ROOM/DINING ROOM
- LARGE SOUTH EAST FACING GARDEN
- 15ft MAIN BEDROOM
- PLANNING GRANTED TO EXTEND AT THE REAR, SIDE AND FRONT (MO/2023/1774)
- DRIVEWAY PARKING FOR SEVERAL CARS
- CLOSE TO CHILDRENS PLAYPARK, SHOP AND BUS STOP
- FAMILY BATHROOM
- SHORT DRIVE TO DORKING TOWN CENTRE
- CLOSE TO WONDERFUL COUNTRYSIDE WALKS & ALL LOCAL AMENITIES



Full Description

A spacious three-bedroom, semi-detached house, conveniently located within easy reach of excellent local schools, shops, and public transport links. With the added benefit of planning permission to extend at the rear, side and front of the property (MO/2023/1774), this is a fantastic home for growing families and further benefits from driveway parking and a large South East facing garden.

Upon entering through the front door, you are welcomed into the hallway, which provides access to all key rooms and stairs up to the first floor. The sitting/dining room centres around a lovely open fire, creating a cosy ambience with plenty of room for comfortable seating. A large bay window fills the room with natural light and seamlessly connects to the dining room. With plenty of space for a family sized table and chairs, this space is positioned by wall-to-wall windows looking out to the garden, with a single door leading out to the patio, seamlessly connecting the outside in. A single door leads into the well-appointed kitchen, equipped with an array of cabinets and includes a large floor to ceiling, built-in pantry store for additional storage. There is plenty of space for freestanding units and enjoys pleasant views over the garden. A single door leads out to a useful utility room as well as two brick-built stores. Finishing off the accommodation is the family bathroom, fitted with a bath, overhead shower and white suite. Wooden flooring throughout the downstairs rooms provides warmth and further enhances the practical aesthetic to each room.

Stairs rise from the hallway to the first-floor landing, offering access to all upstairs accommodation and the loft. The main bedroom is an impressive 15ft enjoying dual aspects making this room naturally light and airy and further benefits from plenty of built in storage. The second bedroom is also a well-proportioned double while the third bedroom is a generously sized single room.

The property has also been granted permission to build a two-storey rear extension, single storey side extension and the addition of a front porch. (MO/2023/1774)

Outside

To the front, a shingled driveway offers convenient parking for several cars and leads to the front door. The generous rear garden is enclosed by fencing and features mature trees at the rear, offering privacy. Mainly laid to lawn, the garden also includes a patio area directly accessible from the dining space, perfect for outdoor entertaining. Additionally, the attached brick-built utility space and two storage rooms provide practical options for storing garden tools and essentials.

Council Tax & Utilities

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

Location

The property is situated in Chart Downs close to bus stops, a local shop and playing field with children's play area. A short 10-minute stroll is The Royal Oak pub which has exceptional views across fields, ideal for an evening meal or drink. The property is situated just to the south of the historic market town of Dorking, close to many fantastic amenities including a 15-minute walk into Dorking shopping centre, endless beautiful countryside and a 3-minute walk from Dorking golf club, perfect for any budding golfers. Another notable amenity is the stunning lottery funded Deepdene Trail & Hope Mausoleum which is ideal for exciting family walks with the added benefit of spotting the occasional deer that live nearby. Dorking mainline train station is an 8-minute cycle ride away, with direct links to London in under 1 hour making it a great location for commuters. Dorking also has a flagship Waitrose store, excellent sports centre and The Dorking Hall 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 norther outskirts of Dorking.

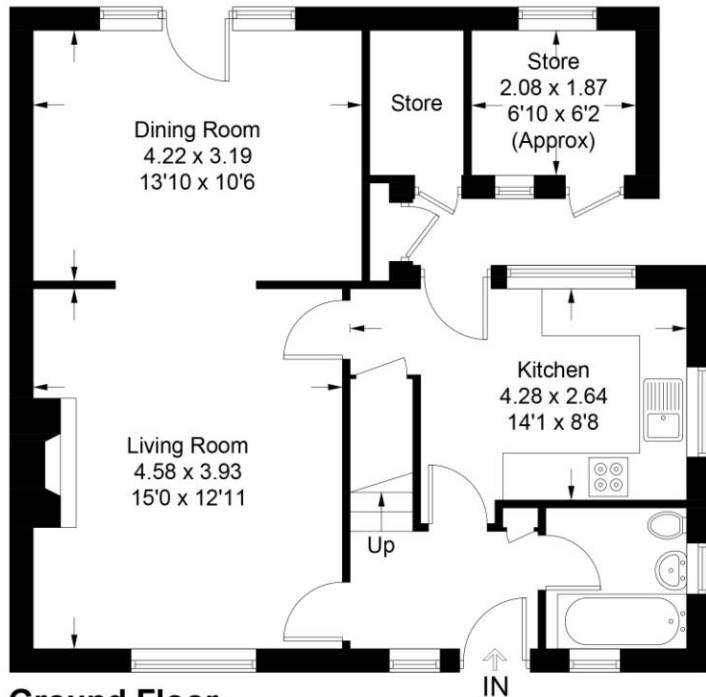
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD. Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly 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.



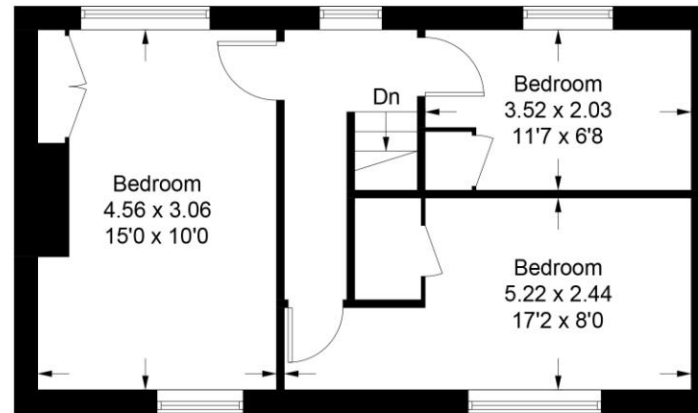


Chart Downs, RH5

Approximate Gross Internal Area = 91.1 sq m / 981 sq ft
 External Stores / Cupboard = 6.9 sq m / 74 sq ft
 Total = 98.0 sq m / 1055 sq ft



Ground Floor



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. (ID1183839)



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

COUNCIL TAX BAND

C

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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