



London Road

Dorking

Guide Price £750,000

Property Features

- THREE BEDROOMS
- DUAL ASPECT LIVING ROOM
- PRIVATE GATED RESIDENCE
- DOWNSTAIRS CLOAKROOM & TWO ENSUITES
- SET WITHIN STUNNING COMMUNAL GARDENS INCLUDING TENNIS COURT
- WITHIN A SHORT DRIVE OF DORKING TOWN CENTRE
- CAR PORT & PARKING
- LOW MAINTENANCE REAR GARDEN
- SUNNY CONSERVATORY
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP



Full Description

A beautifully presented three-bedroom, mid terrace mews-style home, nestled in a picturesque and exclusive setting at the foot of Box Hill. Boasting breath taking countryside views, this property is located within a highly sought-after private gated development, offering convenient access to Dorking and Leatherhead town centres, mainline train stations and miles of scenic walking trails.

Originally built by Berkeley Homes, the property provides spacious and well-appointed accommodation throughout. The covered porch leads into a generous entrance hall, complete with a useful cloakroom and stairs to the first floor. French doors open into a well-proportioned living room featuring a chaming fireplace, ample space for a three-piece suite and views over the front garden. Double doors lead to the dining room, which comfortably accommodates a large dining table and chairs and provides access to the rear conservatory. The adjoining kitchen is well-equipped with a range of base and eye-level units, granite worktops and space for essential appliances. Upstairs, a spacious landing grants access to all rooms, alongside a useful storage cupboard with shelving for linens and household items, as well as loft access. The impressive master bedroom enjoys built-in wardrobes, stunning views towards Box Hill and an en-suite bathroom with an overhead shower. The second double bedroom features fitted wardrobes and its own en-suite shower room. The third bedroom benefits from built-in storage and delightful views of Box Hill, serviced by a neutral-toned family bathroom. Viewings are highly recommended to appreciate the quality, setting and lifestyle this stunning home has to offer.

Garden & Grounds

Burford Lodge is approached by a security gate, with intercom access and the communal grounds are a delightful feature comprising extensive areas of lawn and a hard tennis court, all with the beautiful back drop of Box Hill. There is an allocated car port with storage, parking space and visitor parking. The private rear garden has been designed to be low maintenance, offering a large patio for outdoor dining and an area of artificial lawn, with a range of raised beds with flowers and mature shrubs. There is also a garden shed for storage of garden furniture and tools.

Council Tax, Utilities & Service Charge

This property falls under Council Tax Band G. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection. There is a current service charge of £2,340 per year, which pays for the maintenance of the gate, all communal grounds and lighting. Full information is available upon request.

Location

Burford Lodge is a private gated development set within its own grounds, which sits between Dorking and Leatherhead town and at the base of the famous area of Box Hill. The nearby village of Westhumble has a mainline train station with services to London Waterloo and London Victoria, a public house, The Burford Bridge Hotel and is an area of countryside surrounded by outstanding natural beauty, much of which is owned by the National Trust. Dorking and Leatherhead town centres, with their excellent shopping and recreational facilities, are within easy reach on the A24. There is a number of stunning local walks close by including the famous viewpoint and Stepping Stones.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

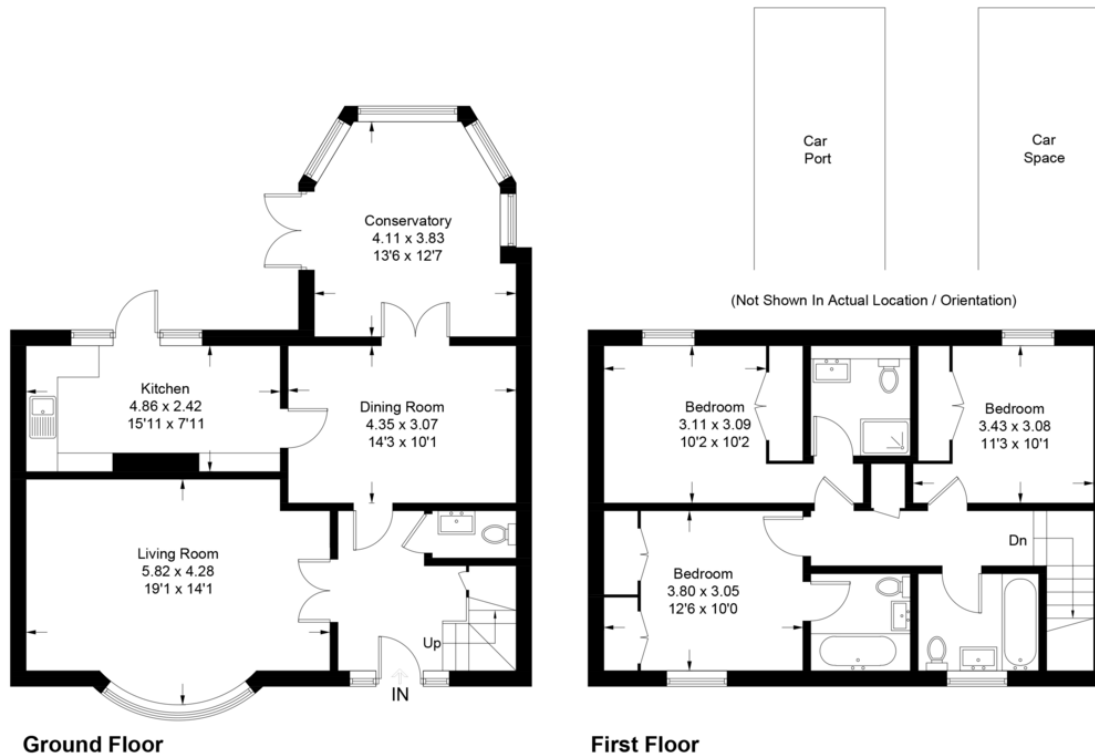
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known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





Burford Lodge, RH5

Approximate Gross Internal Area = 132.5 sq m / 1426 sq ft



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. (ID116532)

COUNCIL TAX BAND

G

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT

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