



Ranmore Common

Dorking

Guide Price £400,000

Property Features

- TWO DOUBLE BEDROOMS
- IMPRESSIVE GRADE II LISTED VICTORIAN APARTMENT
- SPACIOUS LIVING ROOM WITH OPEN FIREPLACE
- MODERN KITCHEN
- PARKING FOR TWO CARS AND VISITOR BAYS
- NO ONWARD CHAIN
- STUNNING MANICURED GROUNDS
- UNINTERRUPTED VIEWS OUT TO FIELDS
- 18 FT MAIN BEDROOM WITH OPEN FIREPLACE
- LARGE BATHROOM



Full Description

NO ONWARD CHAIN Set in the heart of Ranmore Common within the stunning Surrey Hills, this charming split-level conversion apartment is located in Ranmore Place, a striking Grade II Listed Victorian mansion originally built by Admiral Maxse in 1888. Surrounded by beautifully maintained communal gardens and offering a rare blend of period grandeur and rural tranquillity, the property features two spacious double bedrooms, characterful interiors and convenient off-road parking. The location is peaceful and secluded, yet easily accessible, making it ideal for those who appreciate picturesque countryside living with a sense of history and elegance.

Positioned on the top floor, the apartment welcomes you with a generous entrance hall, including a useful understairs cupboard perfect for storing shoes and coats. The main bedroom immediately impresses with a stone open fireplace and dual aspect windows offering beautiful views across the gardens. A staircase leads to the upper level, where the remainder of the accommodation unfolds. The modern kitchen is fitted with a range of units and freestanding appliances, including a gas hob and boasts remarkable views towards the London skyline on clear days. The spacious 16ft living room enjoys garden views, exposed beams, and an open fireplace, creating a warm and inviting atmosphere with flexible space for seating and entertaining. The second double bedroom continues the character feel, with its own feature fireplace, beams and garden outlook. Completing the home is a stylish bathroom with a walk-in shower, separate bath and linen cupboard.

Outside, Ranmore Place is set within expansive communal grounds that provide a picturesque and peaceful environment. A long sweeping driveway approaches the property through landscaped gardens filled with mature hedging, colourful shrubs, and serene seating areas, all framed by outstanding views of the surrounding countryside. The property includes tandem parking for two cars at the front, additional visitor parking to the side and access to a private garden shed-ideal for bikes or extra storage.

Share of Freehold

The property is share of freehold with a leasehold with a 996 year lease remaining with a maintenance charge of £3846 per year. Full information is available upon request. Please note that pets are not allowed at this property.

Council Tax & Utilities

This property falls under Council Tax Band E. The property is connected to mains water, communal septic tank, communal gas tanks which heat the radiators and mains electricity. There is full fibre to the premises.

Location

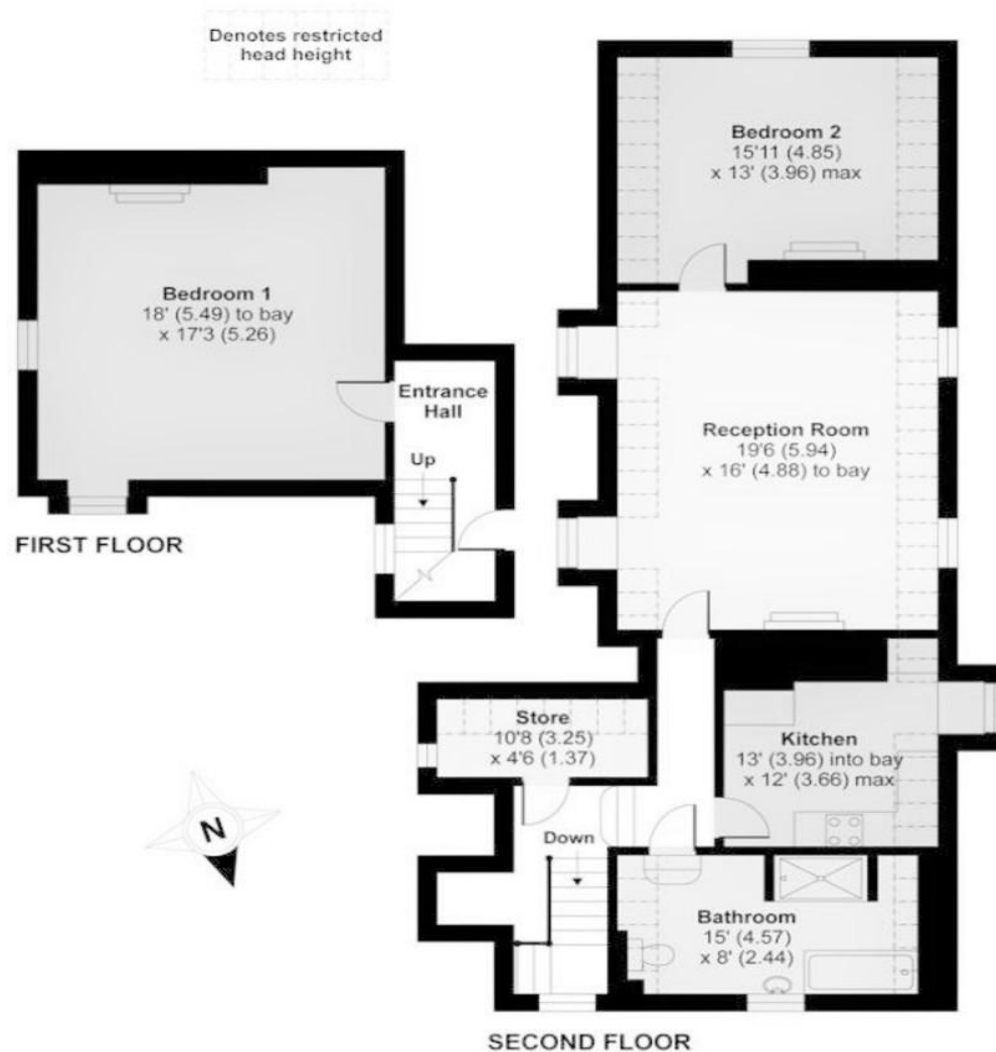
The property is situated within an area of outstanding natural beauty on top of Ranmore which is a short distance from Dorking town centre, East Horsley, and Guildford. All offering a wide range of shopping, social, recreational and train stations (approximately all providing a 40 -50 minute train journey into London – ideal for commuters). Horsley train station is just 3.5 miles away with frequent services to London Waterloo. Dorking's three train stations are under 4.5 miles away with service to London Waterloo, London Victoria, Gatwick airport, Reading, running regularly. Access onto the M25 is within approximately 10 miles, and equidistant to Heathrow and Gatwick airports. The general area is famous for its outstanding countryside including Ranmore Common (National Trust) - ideal for the walking and riding enthusiast.

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.





APPROX. GROSS INTERNAL FLOOR AREA 1166 SQ FT 108.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



COUNCIL TAX BAND E

TENURE

Share of freehold

LOCAL AUTHORITY

Guildford Borough Council

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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CONTACT

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