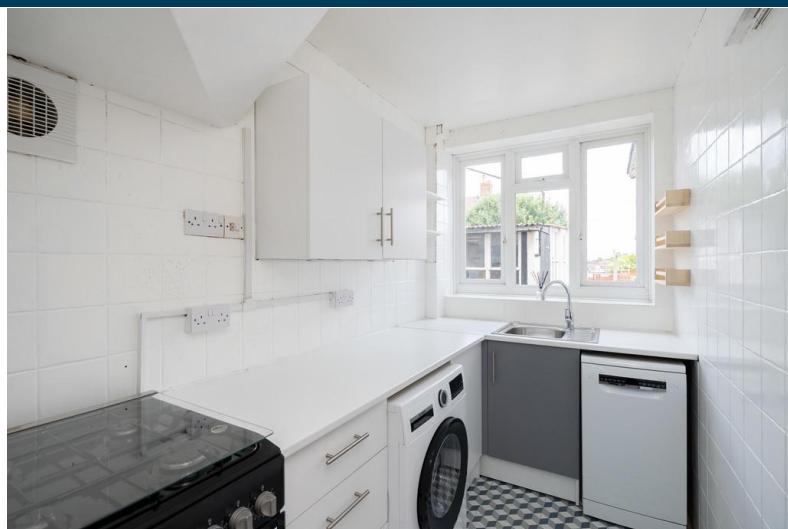




Chalkpit Lane, Dorking

Guide Price £485,000

EPC Rating '69'

- NO ONWARD CHAIN
- THREE BEDROOMS
- SINGLE GARAGE & OFF-ROAD PARKING
- POTENTIAL TO UPDATE AND EXTENDED WITH Planning granted MO/2024/1186
- FRONT & REAR GARDENS
- OPEN PLAN DINING/FAMILY ROOM
- 13FT MAIN BEDROOM WITH BAY WINDOW
- FIRST FLOOR WET ROOM

- SHORT WALK TO THE HIGH STREET & MAINLINE STATIONS
- CLOSE TO THE ASHCOMBE SCHOOL



NO ONWARD CHAIN A three-bedroom, semi-detached home offering well-proportioned living spaces, front and rear gardens and has planning permission granted to extend (MO/2024/1186). Further benefitting from single garage and off road parking, the property is ideally positioned within walking distance of the High Street, excellent schools, Meadowbank Park, mainline train stations and glorious open countryside.

Set over two floors, the accommodation begins in an entrance hall, featuring an understairs storage cupboard and staircase to the first floor. The front-aspect lounge has a large bay window that fills the room with natural light, along with a fireplace and wooden flooring. The kitchen is fitted with a range of traditional units, worktops and space for freestanding appliances. The 18ft dining/family room is perfect for everyday living and entertaining, with a dedicated dining area next to the kitchen. Windows span one end, offering calming garden views, while a door opens directly onto the rear garden, enhancing the sense of space and flow. Upstairs, the landing provides access to all rooms and to the boarded loft. The generous main bedroom enjoys a period bay window while bedroom two is another comfortable double with built-in storage and views out to Meadowbank Park. Bedroom three offers versatility as a single bedroom or home office for remote working. The bathroom offers the scope for modernisation but currently offers a wet room with white suite.

Planning granted MO/2024/1186 - Demolition of existing garage and erection of a two storey side/rear extension, erection of a single storey rear extension and erection of a new front porch.

Outside

To the front, steps rise through a generous front garden, with an area of lawn and mature shrubs, leading to the entrance. The rear garden begins with an area of patio which leads to a small area of grass and a rear gate leading to the single garage and off road parking for one car.

Council Tax & Utilities

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

Location

Situated within short walking distance from 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 within close proximity, just a short 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 8 offering 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. 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.

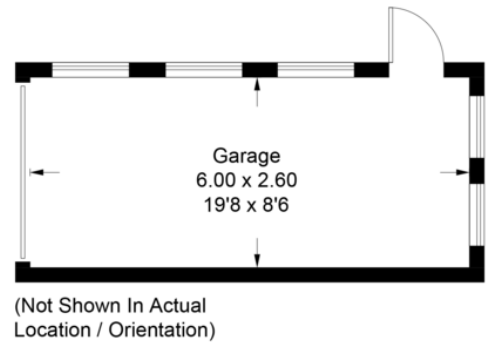
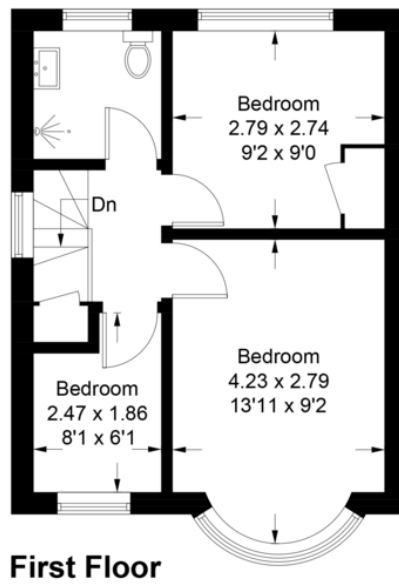
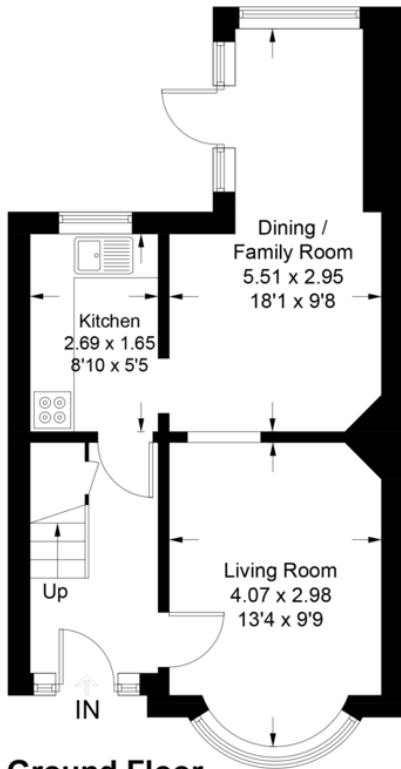
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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.



Chalkpit Lane, RH4

Approximate Gross Internal Area = 67.2 sq m / 723 sq ft
Garage = 15.6 sq m / 168 sq ft
Total = 82.8 sq m / 891 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. (ID1227873)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

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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