

## High Meadow House, St. Pauls Road West, Dorking

- NO ONWARD CHAIN
- TWO BEDROOMS
- GROUND FLOOR APARTMENT
- DIRECT ACCESS TO PRETTY COMMUNAL GARDENS
- 20FT SITTING ROOM WITH LARGE BAY WINDOW
- MAIN BEDROOM WITH ENSUITE SHOWER ROOM
- SUNNY KITCHEN
- SHORT WALK TO THE HIGH STREET AND LOCAL AMENITIES

Guide Price £360,000

EPC Rating 'TBC'

- CLOSE TO ST PAULS CHURCH & ST PAULS SCHOOL
- CLOSE TO LOVELY COUNTRYSIDE WALKS



A beautifully presented two bedroom ground floor period apartment is offered to the market with no onward chain, off-road parking and access to charming communal gardens. Situated in the desirable High Meadow House on the popular St Pauls Road West, .

Ideally positioned within a short walk of St Pauls Church and only 10 minutes walk from Dorking High Street, the property enjoys the perfect balance of period elegance and modern convenience, making it a superb choice for those seeking characterful living in a well-connected and peaceful setting.

A striking communal entrance hall sets the tone upon arrival, leading to a private front door that opens into the apartment. Positioned at the rear of the property, the 20ft south-facing sitting room is a standout feature, boasting high ceilings, an impressive bay window and French doors that open directly onto the garden. This room is flooded with natural light and has plenty of space for a sizeable suite as well as a large dining table and chairs. Adjacent to the sitting room, the sunny kitchen is fitted with a range of traditional cabinetry, an eye-level oven and space for freestanding appliances. A small breakfast bar offers a lovely spot for casual dining while enjoying views of the garden. Wooden flooring adds warmth and practicality to this inviting space. The principal bedroom is well-proportioned, complete with sash windows, wall-to-wall storage and a private en-suite shower room. The second bedroom is a comfortable single, perfect as a guest room, home office, or dressing room, suiting a variety of needs. Finishing off the accommodation is the main bathroom which features a classic white suite including a bath.

#### Outside

To the front of the building is off road parking for residents and visitors of High Meadow House. There are also communal grounds to the side and rear of the building, offering a peaceful setting for all residents to enjoy.

#### Leasehold

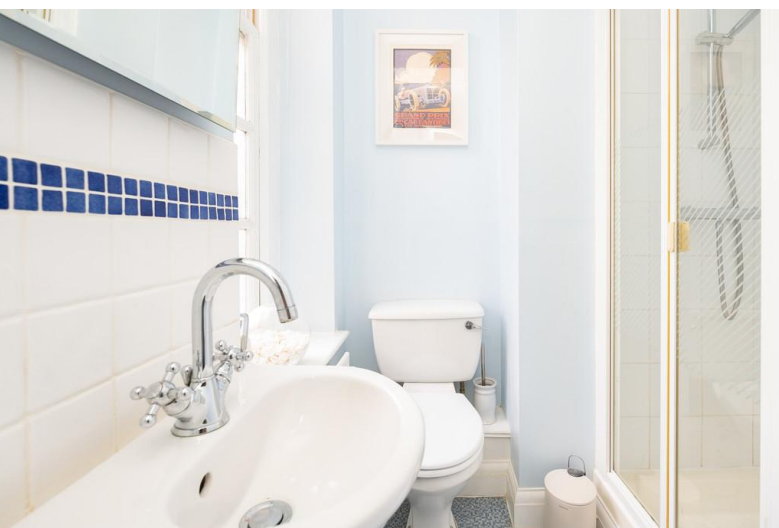
The property is a leasehold with 149 years remaining on the lease. There is an annual service charge of £2851 and is payable in quarterly instalments. Full information is available upon request. This property falls under Council Tax Band C. The property is connected to mains drains, water, electricity and gas. The internet is an FTTC connection.

#### Location

Dorking town offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking railway station (London Victoria and London Waterloo in approximately 50 minutes) being within close proximity (1 mile). The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8. The general area is famous for its outstanding countryside including Ranmore and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus the Denbies Estate (England's largest vineyard).

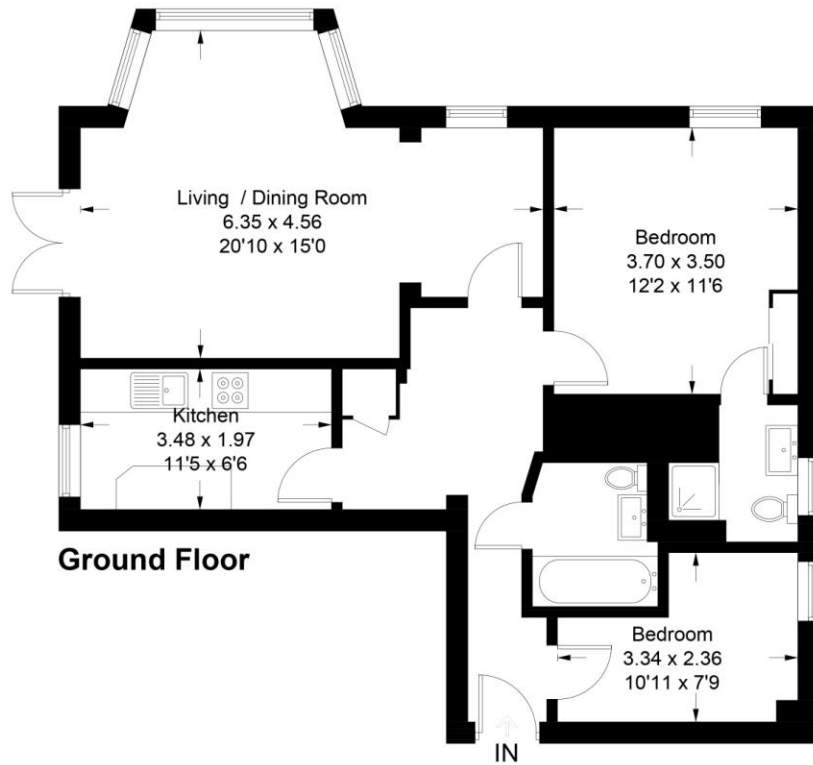
**VIEWING** - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

**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 .



## High Meadow Close, RH4

Approximate Gross Internal Area = 70.6 sq m / 760 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. (ID1228632)

EPC TBC

### 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](http://www.seymours-estates.co.uk)  
[sales@seymours-dorking.co.uk](mailto:sales@seymours-dorking.co.uk)  
01306 776674



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