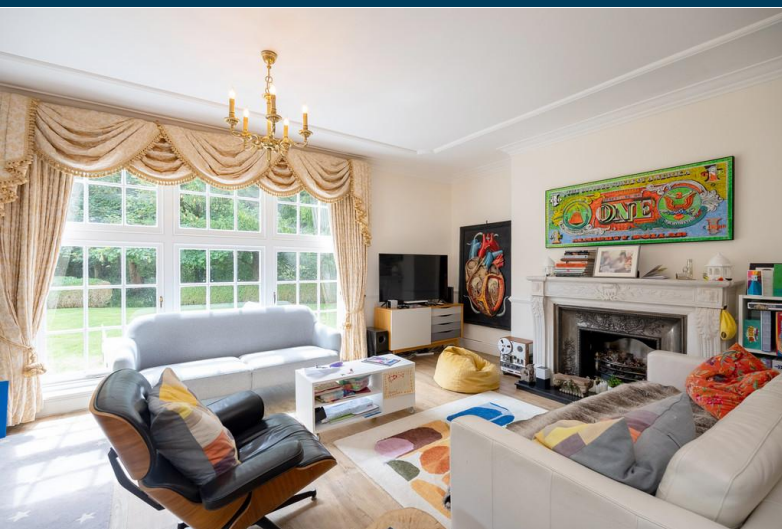




Burford Lodge, London Road

Guide Price £550,000

EPC Rating '67'

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- IMPRESSIVE OPEN PLAN KITCHEN/DINING ROOM LOOKING OUT TO COMMUNAL GARDEN
- TWO PARKING SPACES
- GATED BURFORD LODGE DEVELOPMENT
- CONTEMPORARY KITCHEN
- SET WITHIN STUNNING COMMUNAL GARDENS INCLUDING TENNIS COURT
- MAIN BEDROOM WITH LARGE ENSUITE WET ROOM
- WITHIN A SHORT DRIVE OF DORKING TOWN CENTRE



NO ONWARD CHAIN Set within a private gated development at the foot of the Box Hill, this exceptional two bedroom ground floor apartment offers breath taking countryside views, generous living space and direct access to scenic walking trails - all within easy reach of Dorking and Leatherhead.

The property is accessed via a private front door which leads into a central hallway leading to all rooms. At the rear of the property is the impressive open plan living/dining room, a striking space which enjoys uninterrupted views across the communal garden. A feature fireplace creates a wonderful focal point with a versatile layout to suite a variety of needs. French doors lead out to the patio area connecting the two spaces. The kitchen sits adjacent, fitted with a range of base and eye-level units, worktop space and integrated appliances, maximising the space on offer.

There are two double bedrooms, each with its own en-suite. The main bedroom boasts fitted storage and a luxurious wet room, while the second is a comfortable guest double with an en-suite bathroom.

Garden & Grounds

Burford Lodge is approached via secure electric gates and offers beautifully maintained communal gardens, extensive lawns, and a residents' tennis court. The apartment includes an allocated car port, an additional parking space, and visitor parking.

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. The property is leasehold with 990 years remaining. There is a current service charge of £4,000 per year, which pays for the maintenance of the gate, all communal grounds and lighting. The current annual buildings insurance premium is £1,000 and is payable in addition to the service charge. 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.

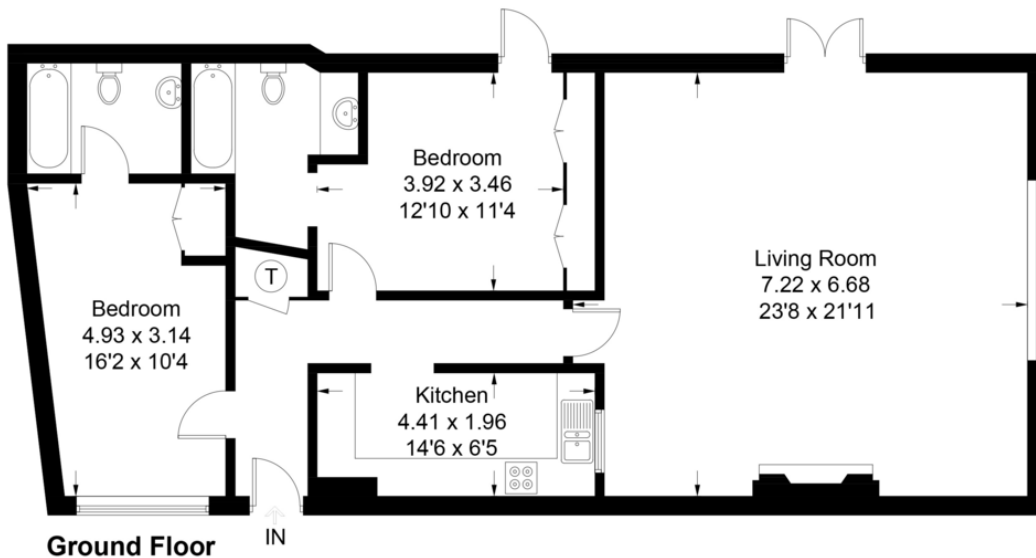
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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 = 105.8 sq m / 1139 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. (ID1230271)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band G

TENURE

Leasehold

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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