



Claygate Road, Dorking

Guide Price £499,950

EPC Rating 'TBC'

- NO ONWARD CHAIN
- THREE BEDROOMS
- DRIVEWAY & DOUBLE GARAGE
- SPLIT LEVEL 27FT LIVING ROOM
- REAR GARDEN BACKING ONTO WOODS
- 15FT BONUS SPACE
- 1667SQ FT IN TOTAL
- DOWNSTAIRS SHOWER ROOM & UPSTAIRS FAMILY BATHROOM
- QUIET CUL-DE-SAC LOCATION
- SHORT WALK TO THE HIGH STREET AND LOCAL AMENITIES



NO ONWARD CHAIN Tucked away in a peaceful setting, this three bedroom detached home offers an inviting home offers a blend of character features and modern comfort, perfect for families or those seeking a quiet escape. Featuring double garage, driveway parking and private garden backing onto woods, the property is located a short walk from Dorking town centre, leisure facilities and local amenities.

The property begins in a large open hallway which leads to the stairs and into the open plan kitchen/dining room. The heart of the home, this space is bright and airy, boasting sleek black granite worktops, shaker style cabinetry and a large bay window offering a quiet nook. A wood-burning stove adds a cosy focal point for cooler evenings, while the generous layout makes entertaining effortless with plenty of space for a large dining table and chairs. Next is the split-level living space which features a striking vaulted ceiling with exposed timber, flooding the room with warmth and character. Another brick fireplace with log burner creates a welcoming atmosphere, ideal for relaxing with family or friends. A downstairs shower room adds practicality and with some work could be a functional space for busy families.

Upstairs there are three bedrooms, two well proportioned doubles and a comfortable single, all serviced by a family bathroom complete with white suite, fitted bath and stylish tiling. The property also benefits from an extra boarded space providing additional storage. Please note, there is no building regulation permissions for this area.

Outside

To the front of the property is a large driveway with parking for several cars as well as a double garage, ideal for additional parking and storage. The private rear garden offers a tranquil retreat, with a mix of patio, lawn, and established planting. Mature trees and shrubs provide privacy and a beautiful woodland outlook.

Council Tax & Utilities

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

Location

Claygate is situated in the centre of 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 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.

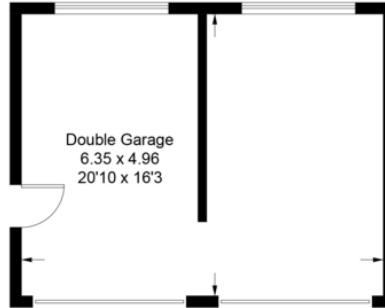


Claygate Road, RH4

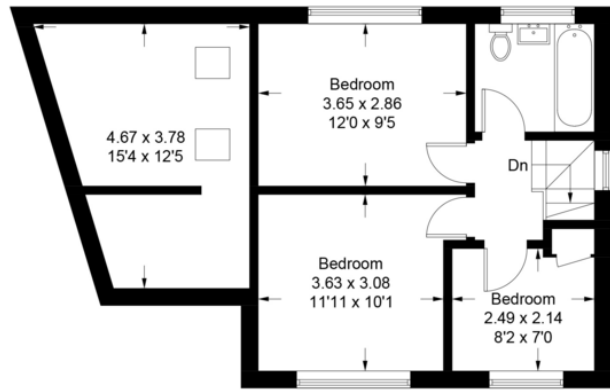
Approximate Gross Internal Area = 123.5 sq m / 1329 sq ft
 Garage = 31.4 sq m / 338 sq ft
 Total = 154.9 sq m / 1667 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

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. (ID1230270)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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