



Chalkpit Terrace

Dorking,

Offers In Excess Of £650,000

Property Features

- THREE DOUBLE BEDROOMS
- NO ONWARD CHAIN
- IMPRESSIVE LANDSCAPED REAR GARDEN
- MAIN BEDROOM WITH ENSUITE
- DRIVEWAY PARKING FOR THREE CARS
- ELEVATED VIEWS ACROSS DORKING AND TO BOXHILL BEYOND
- SHORT WALK TO DORKING TRAIN STATIONS AND THE ASHCOMBE SCHOOL
- CLOSE TO WONDERFUL GREEN OPEN SPACES
- SCOPE TO EXTEND STPP
- PRIVATE ROAD IN QUIET BUT CONVENIENT LOCATION



Full Description

NO ONWARD CHAIN A beautifully presented, extended three double-bedroom family home with landscaped garden, driveway parking, and elevated views towards Dorking and Box Hill beyond. Conveniently located within a short distance of sought-after schools and Dorking's three train stations, this property is an ideal family home for those seeking style and comfort while remaining well connected. The property has scope to be extended further (STPP) with the current owners having recently submitted detailed architects plans for both ground floor side extension and loft conversion.

The open plan kitchen/dining room is a wonderful space, the kitchen has been thoughtfully designed, fitted with a range of base and eye level units, ample countertop space and room for freestanding appliances. The dining area offers ample space for a family sized dining table and chairs. Adjacent is the spacious living room filled with natural light and fitted throughout with wood parquet flooring, stylish décor and French doors opening directly onto the patio and garden beyond. A second versatile reception room offers the perfect setting for a home office, playroom, snug or occasional bedroom. Finishing the accommodation is the useful hallway with stairs to the first floor and storage. Downstairs reception rooms have dado rails and upstairs rooms have picture rails adding to the properties character.

Upstairs, the property continues to impress, with three well-proportioned bedrooms and a family bathroom. The principle bedroom is bright and airy with built-in wardrobes and a stylish ensuite shower room. Bedroom two is another bright and spacious double while bedroom three is a further double with views. The family bathroom has been fitted with a contemporary white suite including bath and overhead shower.

The property is accessed via a large driveway with parking for three cars, there is a small front garden with shrubs and side gate entrance leading round to the side and rear of the property.

The standout feature is the landscaped rear garden, designed across two levels: a large paved patio area backed by mature shrubs with space for outdoor seating and dining, with elegant steps leading up to a raised L-shaped lawn which wraps around the property, with mature trees, planting, and a handy garden shed - a private and tranquil retreat.

Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity. More information is available on request. There is an annual, voluntary subscription to 'CTRA' (Chalkpit Terrace Residents Association) currently £60, to contribute to the maintenance of the private road. The broadband connection is community fibre.

Location

The property is located on the edge of some of Surrey's finest and unspoilt countryside, within easy walking distance of Dorking town centre and mainline railway stations, while Denbies Estate (England's largest vineyard) and the historic Pilgrims Way footpath are just a few minutes' walk away. Dorking 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 (1.2km) and Dorking West just 300m. 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.

FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

MISREPRESENTATION ACT – These particulars are for guidance only and do not form any part of any contract.





Chalkpit Terrace, RH4

Approximate Gross Internal Area = 100.1 sq m / 1077 sq ft

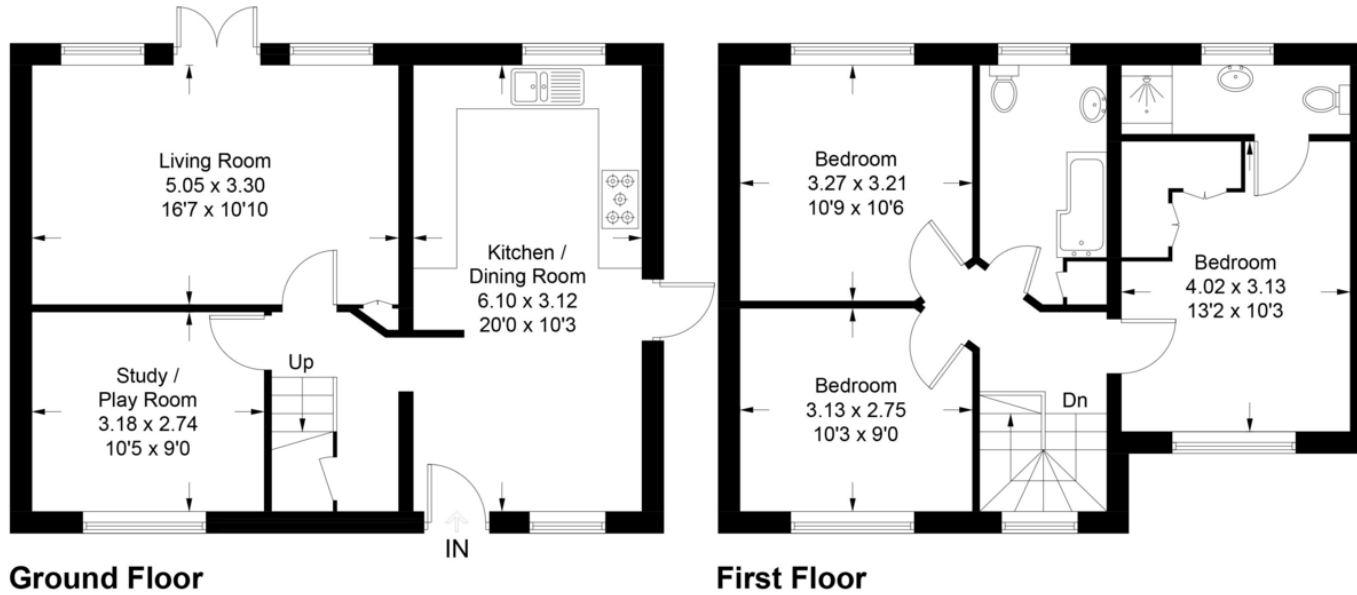


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1245162)

COUNCIL TAX BAND E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

