



## St. Pauls Mews

Dorking

**Guide Price £950,000**

### Property Features

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- FOUR BEDROOMS
- IMMACULATELY PRESENTED THROUGHOUT
- IMPRESSIVE MAIN BEDROOM WITH STORAGE & ENSUITE
- PRETTY COURTYARD GARDEN
- OFF ROAD PARKING & SINGLE GARAGE
- SOUGHT AFTER PRIVATE ROAD
- SHORT WALK TO HIGH STREET AND TRAIN STATIONS
- WITHIN ST PAULS CATCHMENT
- AMPLE STORAGE SPACE
- CLOSE TO THE DEEPDENE TRAIL AND MILES OF GREEN OPEN SPACES



# Full Description

Nestled on the exclusive private road of St Paul's Mews, this beautifully maintained four-bedroom, three-bathroom family home combines timeless elegance with modern convenience. Offering a pretty, low-maintenance garden, off-road parking, and a single garage, this property is perfectly positioned within the highly regarded St Paul's School catchment area, just a short stroll from the High Street and The Deepdene Trail, ideal for families and nature lovers alike.

Upon entering, a welcoming entrance hallway sets the tone with its classic décor and practical design, featuring ample storage for coats and shoes. The stylish kitchen/dining room has been recently updated with high-quality cabinetry, quartz worktops and integrated appliances, creating a sleek, contemporary space. There's room for a large family dining table, and French doors open directly to the garden, perfect for summer entertaining. To the rear, the spacious lounge enjoys a feature stone fireplace with gas fire, offering a warm and cosy ambiance. From here, double doors lead to a sunny conservatory, where 360° garden views bring the outdoors in. A convenient downstairs W/C completes the ground floor.

Upstairs, a generous landing provides access to all four bedrooms and a linen cupboard. The main bedroom is bright and airy, benefiting from fitted wardrobes and a luxurious ensuite with both bath and shower. Bedroom two also enjoys its own ensuite and walk-in wardrobe, making it ideal for guests or teenagers. Bedrooms three and four are well-proportioned, with ample space for furniture, and are served by a modern family bathroom with bath, overhead shower, and vanity storage.

Outside, the enclosed rear garden offers a peaceful and private retreat, with a shed providing additional storage. To the front, there is allocated parking, a single garage, and visitor spaces available.

This is a truly impressive family home in a prime location, ready to move straight into and enjoy.

## Council Tax Band and Utilities

The property is council tax band G. The property is connected to mains drainage electricity, gas and water. The broadband connection is FTTC. Please note that there is a charge of approximately £1,300 per year, paid in two instalments of £650, for the maintenance of the road and communal greenery.

## Location

This property is located on a sought-after road in the centre of Dorking town which 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 plus a service running to London Bridge) being within 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, 62 South Street, Dorking, RH4 2HD.

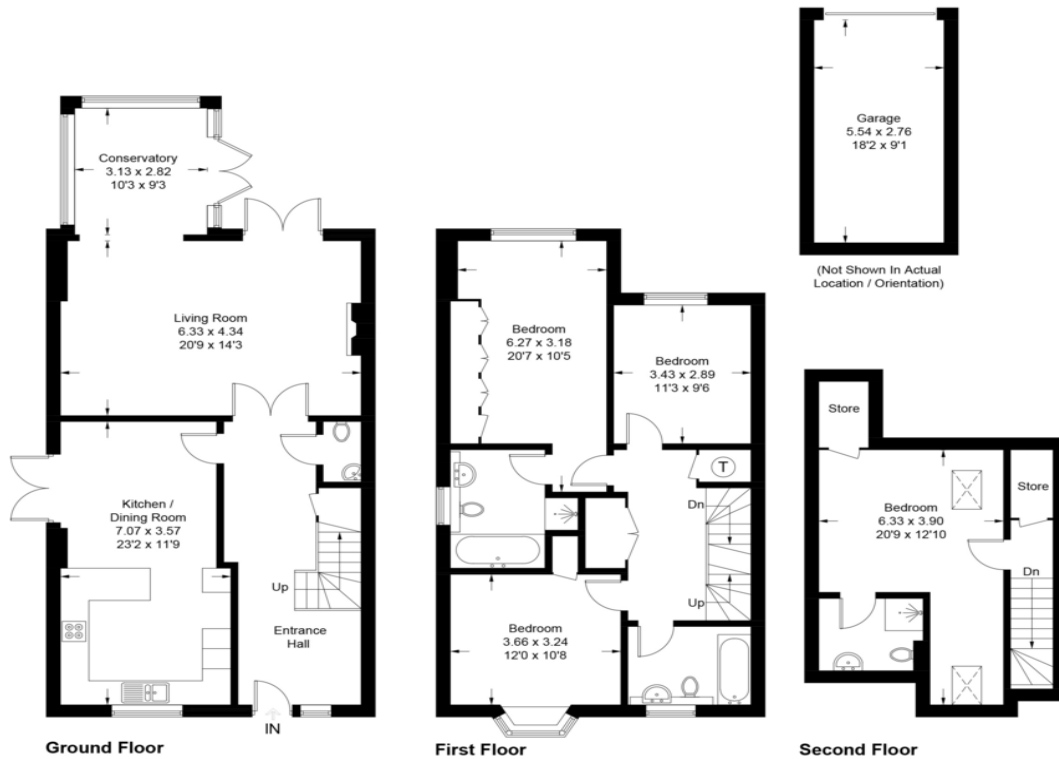
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## St Pauls Mews, RH4

Approximate Gross Internal Area = 179.0 sq m / 1927 sq ft  
Garage = 15.3 sq m / 165 sq ft  
Total = 194.3 sq m / 2092 sq ft



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 75 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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. (ID1249296)

### CONTACT

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Mole Valley District Council

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