



Flat 3 Ranmore Place Dorking, RH5 6SX **£1,695 PCM Unfurnished**

Located at the top of Ranmore Common in an Area of Outstanding Natural Beauty, Ranmore Place is a magnificent Grade II Listed Victorian Mansion, built in 1870. Approached via the beautifully landscaped Italianate walled garden, the communal entrance hall with entry phone system gives access for just 6 of the apartments. With a staircase to the first floor, there is a spacious mezzanine landing which in turn leads to the front door of this spacious apartment. The accommodation comprises: large hallway gives access to double aspect Living Room; kitchen/diner with appliances; two double bedrooms; two bathrooms (one ensuite) Externally the communal Italianate walled gardens are a real treat with the remaining communal grounds adjoining open fields, typically populated by grazing sheep. Gas central heating. EPC rating D/66. For the commuter Effingham Junction station is only a 10 min drive away & will have you at Waterloo in approx 45 mins. Heathrow & Gatwick Airports are 26 & 20 miles distant respectively.



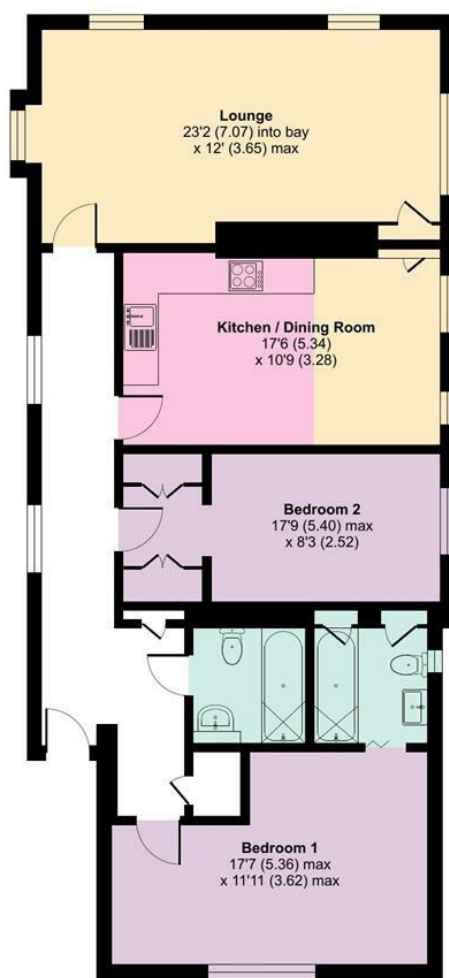
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*Scan the QR code for the
Material Information*

Wills & Smerdon

Approximate Area = 1104 sq ft / 102.5 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Wills and Smerdon. REF: 1369103



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92 plus)		80
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	66	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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