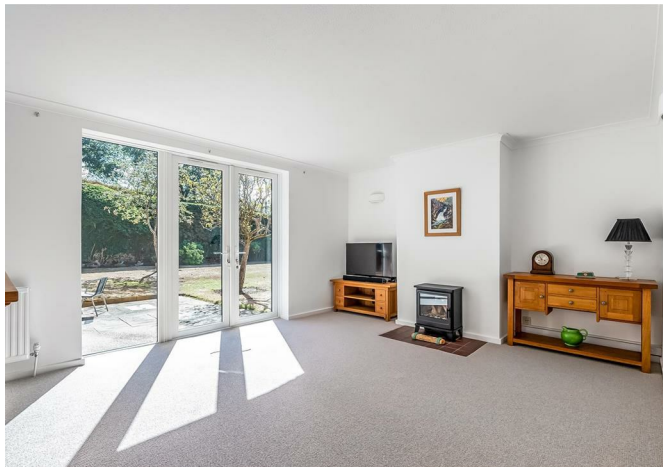




6 Sondes Farm Glebe Road, Dorking, Surrey, RH4 3EF

Price Guide £449,950



- SUPERB GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- FULLY REFURBISHED THROUGHOUT
- ALLOCATED PARKING
- BEAUTIFUL COMMUNAL GARDENS
- HIGHLY REGARDED OVER 55's DEVELOPMENT
- MOMENTS FROM DORKING HIGH STREET
- OPEN PLAN KITCHEN / DINING ROOM
- SEPARATE LOUNGE WITH ACCESS TO TERRACE
- OFFERED WITH NO ONWARD CHAIN

Description

Situated on Glebe Road in Dorking, this rarely available two double bedroom ground floor apartment offers over 1,000 sq ft of bright and spacious accommodation. Recently refurbished to an exceptional standard, the property combines contemporary interiors with a convenient location close to Dorking High Street.

The apartment can be accessed via the main entrance to the development or through a separate rear entrance, approached via an attractive courtyard. The spacious entrance hall incorporates a useful lobby with a large storage cupboard. The generous sitting room is filled with natural light and features an electric woodburner-style fire, creating a comfortable and welcoming living space. Double doors open directly onto a terrace, which in turn leads to the communal gardens.

The kitchen/dining room is a particular feature of the property and has been beautifully refurbished with a generous range of cupboards, integrated appliances and a breakfast bar. There is also ample space for a dining table, creating a practical and sociable area for everyday living and entertaining. Both double bedrooms are well proportioned and benefit from built-in wardrobes, providing excellent storage. The accommodation is completed by a contemporary bathroom with a walk-in shower.

The property benefits from well-maintained communal gardens and grounds, allocated parking and the services of a resident manager. A guest suite is also available for visiting family and friends.

Offered for sale with no onward chain, this well-presented apartment provides spacious and comfortable living within this desirable over-55s development, in a convenient Dorking location.

Situation

Sondes Farm is conveniently located within a short walk of Dorking town centre, which offers an excellent selection of independent boutiques alongside well-known retailers including Waitrose, Sainsbury's and Marks & Spencer. There is also a good choice of cafés, coffee shops, restaurants and traditional pubs.

The surrounding countryside forms part of the Surrey Hills Area of Outstanding Natural Beauty and provides an exceptional setting for walking, cycling and enjoying the outdoors. The area includes some of Surrey's most recognised landscapes, with Box Hill, Leith Hill, Norbury Park, Ranmore Common and Holmwood Common all within easy reach.

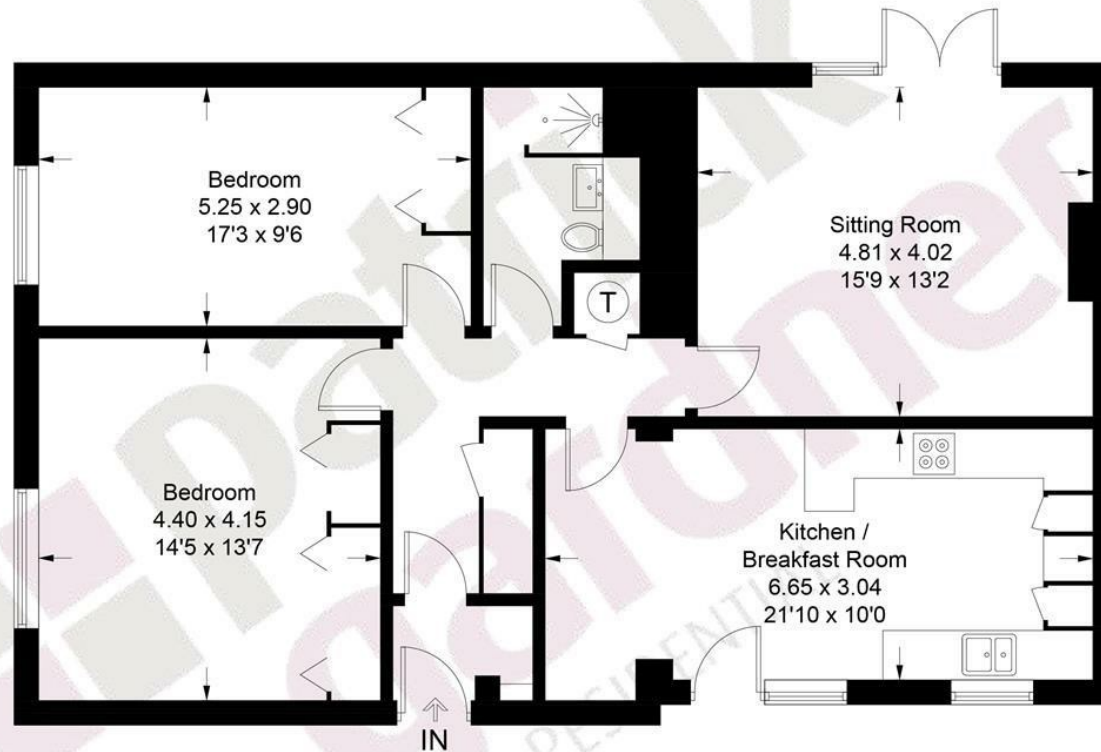
On the outskirts of Dorking is Denbies Wine Estate, England's largest vineyard, offering a range of experiences throughout the year. The town also has a strong cultural and leisure offering, with the art deco Dorking Halls providing theatre and cinema facilities, together with Dorking Sports Centre offering a wide range of recreational amenities.

Dorking is well served by three railway stations, providing convenient rail connections to London, Guildford and destinations to the south. The combination of accessible transport links, a well-established town centre and the surrounding Surrey countryside makes Dorking a particularly attractive place to live.

Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	185 Years from 1 September 1987
Service Charge	£3,947.74
Ground Rent	£175.00



Approximate Gross Internal Area
94.6 sq m / 1018 sq ft



Ground 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 decisions reliant upon them. (ID1334097)

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