



# S Seymours



## Chalkpit Lane, Dorking

- THREE BEDROOMS
- MID TERRACED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- CONTEMPORARY KITCHEN/DINING ROOM
- POTENTIAL TO EXTEND STPP
- POTENTIAL TO ADD PARKING AT REAR OF PROPERTY
- WALKING DISTANCE TO ST MARTIN'S & THE ASHCOMBE SCHOOLS
- FRONT & REAR GARDENS

Guide Price £490,000

EPC Rating '52'

- CLOSE TO ALL OF DORKING'S TRAIN STATIONS
- SHORT WALK TO THE HIGH STREET & MEADOWBANK PARK



A stylish and contemporary three-bedroom home offering well-proportioned living spaces, front and rear gardens and the potential to extend STPP. Ideally positioned within walking distance of the High Street, excellent schools, Meadowbank Park, mainline train stations and glorious open countryside, the property perfectly blends town convenience with modern comfort.

Set over two floors, the accommodation begins with a spacious entrance hall featuring an understairs storage cupboard and staircase to the first floor. The front aspect lounge enjoys a large bay window which fills the living space with natural light. The room centres around an open fireplace creating a cosy and inviting atmosphere with plenty of space for comfortable seating, further enhanced by recently fitted plantation shutters creating privacy and style. At the heart of the home is the open-plan kitchen, and dining area - an ideal space for everyday family life and entertaining. The kitchen is fitted with a range of stylish floor-to-ceiling units, solid oak worktops, a breakfast bar and space for freestanding appliances. There is a dedicated space adjacent to the kitchen for a dining table and chairs with French doors opening directly onto the rear garden, enhancing the sense of space and flow.

Upstairs, the generous main bedroom enjoys a second bay window and built-in storage. Bedroom two is another comfortable double with built-in wardrobes and views out to Meadowbank Park whilst bedroom three offers versatility as a single bedroom or home office. The recently updated bathroom has been luxuriously finished with a modern white suite and contemporary tiling with walk in shower and separate bath.

The property further benefits from new carpets, shutters and windows in the bedrooms and lounge.

#### Outside:

To the front, steps rise through a well-kept garden with raised beds leading to the entrance. The rear garden has been thoughtfully designed for low maintenance while still providing year-round interest. A paved patio offers the perfect entertaining spot, with a lawned area beyond. At the rear of the garden gated access to the rear service road offers added convenience with the potential to add two off road parking spaces if desired.

#### Council Tax & Utilities

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

#### Location

Situated within short walking distance from 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 close 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.

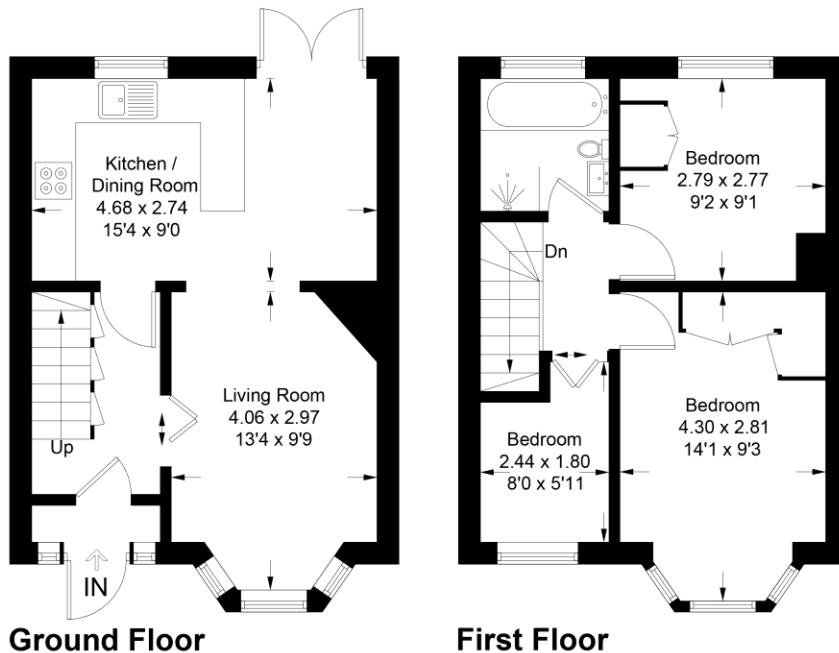
**VIEWING** - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

**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.



## Chalkpit Lane, RH4

Approximate Gross Internal Area = 61.8 sq m / 665 sq ft



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. (ID1204911)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band D

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

Cummins House, 62 South Street, Dorking, Surrey, RH4 2HD

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