



3 Pixham Firs Pixham Lane, Pixham, Dorking, Surrey, RH4 1PH

Offers In Excess Of £650,000



- GROUND FLOOR APARTMENT
- PRIVATE GARDEN AND TERRACE
- SPACIOUS LIVING ROOM
- KITCHEN/DINING ROOM
- LARGE ENTRANCE HALL
- TWO DOUBLE BEDROOMS
- HIGH CEILINGS
- STUNNING VIEWS
- CLOSE TO DORKING MAINLINE STATION
- PERIOD FEATURES

Description

A bright and spacious two bedroom ground floor apartment with private gardens set within a stunning Victorian mansion block with views across Box Hill.

Accommodation comprises a large entrance hallway with built in cupboards giving access to a double aspect sitting room, retaining many original features including the fireplace and large bay window with views across the private garden and Box Hill beyond. The spacious kitchen/dining room provides ample units and worktop space along with an area ideal for dining and entertaining. Further benefits include direct access from the kitchen to an outside terrace area. The master bedroom is an impressive room measuring 16.2"x13.4" and displays an impressive decorative wood finished ceiling which is believed to be an original feature. The second double bedroom includes built in wardrobe space and views across the garden. Both bedrooms are serviced by a family bathroom.

Externally the private garden measuring roughly 75" x 45" is mainly laid to lawn with tree lined borders. There is also a patio area ideal for entertaining and enjoying the views. Residents parking is provided within the large gravel drive and a single garage with electric door.

Situation

The property is situated in Pixham, just to the north of Dorking town, close to Denbies Vineyard and directly opposite Dorking Cricket Club.

Pixham Firs is within short walking distance of Dorking Mainline (Waterloo and Victoria) and Dorking Deepdene (Gatwick, Guildford and Reading) stations.

The historic town centre is within a 20 minute stroll. Dorking offers a well-regarded selection of national and local shops with Waitrose, Marks & Spencer, Waterstones, Cook and Fullers (for country pursuits).

The varied selection of restaurants and pubs includes the Michelin starred Sorrell and the historic and recently refurbished White Horse Hotel.

Dorking has an excellent selection of schools, including St Paul's and St Martin's primary schools, the Ashcombe and Priory secondary and sixth form schools, and Box Hill international school.

Dorking Halls is a venue for a variety of live events, and also includes a cinema. There is an adjacent sports centre with swimming pool.

The immediate area offers some of Surrey's finest walking, riding and cycling routes, with Box Hill, Leith Hill, Polesden Lacey and the Surrey Hills all close at hand.

The M25 can be accessed at junctions 8 and 9, Reigate and Leatherhead, providing links to the general motorway network. Gatwick Airport is within a 40 minute drive.

Tenure

Share of Freehold

EPC

E

Council Tax Band

D

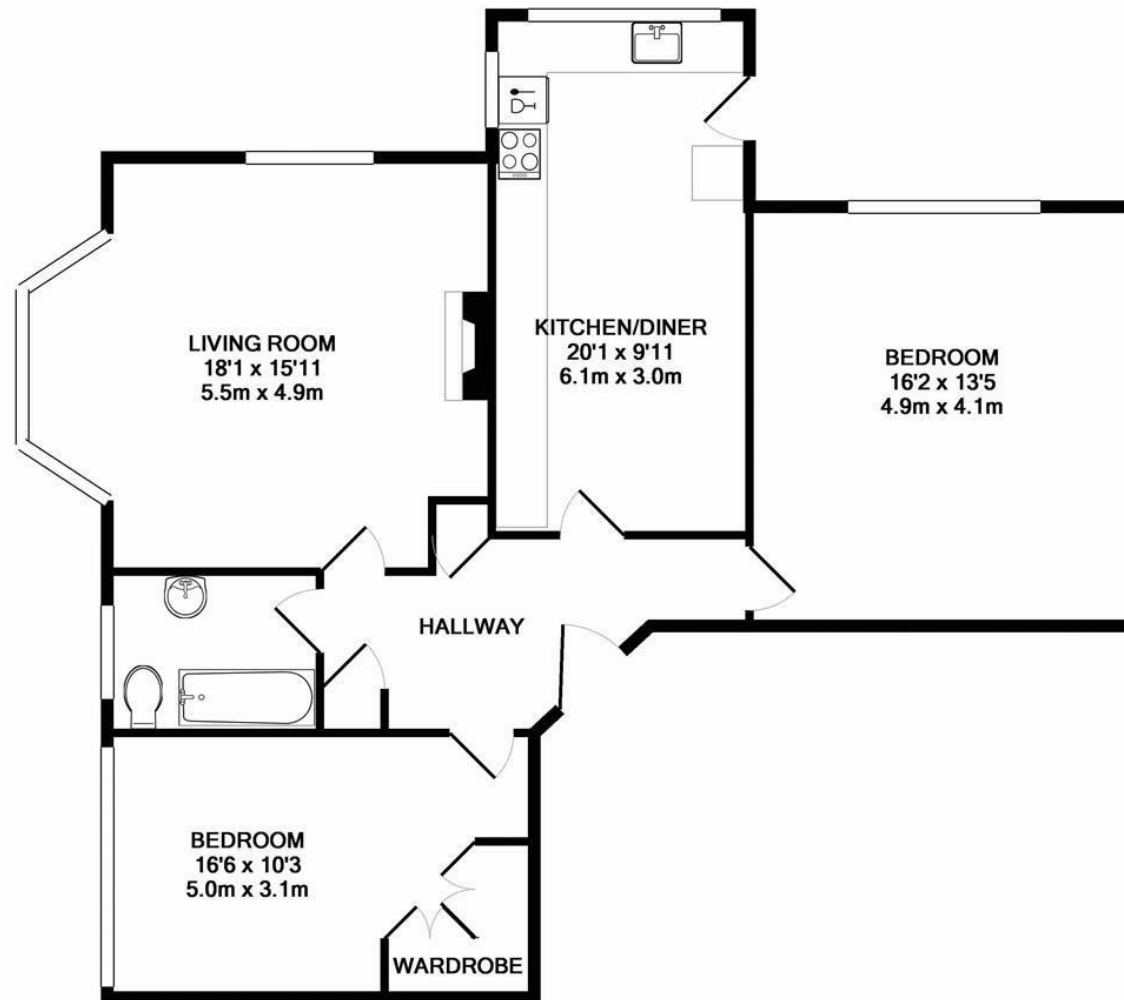
Lease

990 years

Service Charge

£2000 pa, includes ground rent





TOTAL APPROX. FLOOR AREA 1018 SQ.FT. (94.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019

171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 **Email:** dorking@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

