



Goodwyns Place

Dorking

Guide Price £430,000

Property Features

- FIRST FLOOR APARTMENT
- NO ONWARD CHAIN
- LIVING ROOM & SEPARATE DINING ROOM
- BEAUTIFUL SOUTHERLY COMMUNAL GROUNDS
- SINGLE GARAGE & PARKING FOR 1 CAR
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- CLOSE TO MILES OF OPEN COUNTRYSIDE
- WALKABLE TO SHOPS AND MAINLINE TRAIN STATIONS
- GRADE II LISTED WITH PERIOD FEATURES



Full Description

NO ONWARD CHAIN A beautifully presented first-floor, two-bedroom apartment, enjoying a peaceful and elevated setting within attractive south-facing grounds on the sought-after Tower Hill. Combining period charm with everyday practicality and further benefitting from a single garage, off road parking and attractive communal gardens, the apartment is ideally positioned within easy reach of Dorking High Street and served by well-connected railway stations, making it perfectly suited to those seeking a balance between a quiet setting and excellent connectivity.

Accessed via a charming courtyard setting, this elegant first floor apartment is reached by an impressive sweeping staircase leading to a private entrance. Inside, a central hallway connects to all principal rooms, beginning with a generous sized dining room which is ideally connected to the kitchen - perfect for both everyday living and entertaining. This room is particularly striking, with large leaded-light windows and original stone mullions beautifully showcasing the character and rich history of the building. The adjoining kitchen is traditionally styled and provides ample room for freestanding appliances and storage.

Down the hallway, the spacious living room features high ceilings and is bathed in natural light thanks to its large sash-style windows, which not only enhance the sense of space but also enjoys stunning views across the beautifully maintained communal gardens and far-reaching scenery beyond.

The property offers two well-proportioned double bedrooms both with views of the landscaped grounds. The triple aspect principal bedroom creates a peaceful and inviting retreat with ample space for a large bed and additional furnishings. The second double bedroom has a large sash window that fills the room with natural light while complementing the property's period charm. A neatly appointed bathroom completes the interior, fitted with a bath and overhead shower.

Community & Grounds

Set within the highly regarded Goodwyns Place development, the apartment forms part of an exclusive collection of just 19 residences. A proactive residents' association helps to maintain both the building and its attractive surroundings to an excellent standard. The communal gardens are a particular feature, with mature trees, expansive lawns and colourful planting creating a tranquil setting for residents to enjoy. Additional benefits include a garage, allocated parking space, visitor parking spaces, and shared drying area. Occasional community events help foster a friendly and welcoming atmosphere.

Leasehold

The property is a leasehold with 183 years remaining. The property is connected to mains water, electricity, gas and sewerage. The service charge is £3179 paid annually and ground rent of £90 per annum.

Location

Tower Hill is one of Dorking's most sought-after residential areas, just south of the town centre. Dorking offers an excellent range of shops, restaurants, schools, and leisure facilities, along with three train stations providing regular services to London Victoria and Waterloo (approx. 50 minutes). The surrounding countryside is perfect for outdoor enthusiasts, with Ranmore Common, Box Hill (National Trust), and the iconic Denbies Vineyard nearby. The M25 (Junctions 8 and 9) is approximately seven miles away, offering convenient access to the wider road network.

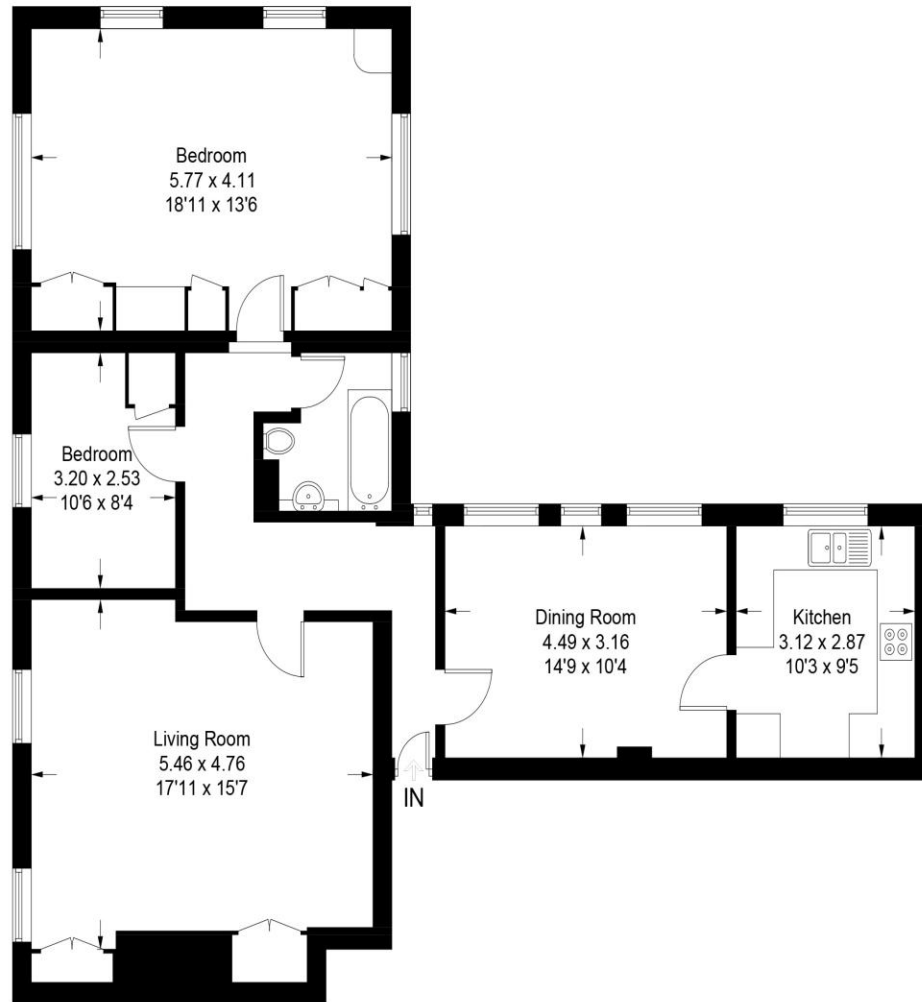
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.





Goodwyns Place, RH4

Approximate Gross Internal Area = 99.1 sq m / 1067 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. (ID1299510)



COUNCIL TAX BAND

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TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

