



High Meadow House St Pauls Road West, Dorking Guide Price **£340,000**

Property Features

- GROUND FLOOR APARTMENT
- NO ONWARD CHAIN & LONG LEASE
- 14FT LIVING ROOM WITH DOORS OUT TO PATIO
- TWO BEDROOMS & TWO BATHROOMS
- PRETTY COMMUNAL GARDENS
- ALLOCATED PARKING
- CLOSE TO ST PAULS CHURCH & ST PAULS SCHOOL
- MAIN BEDROOM WITH ENSUITE SHOWER ROOM
- SHORT WALK TO THE HIGH STREET AND LOCAL AMENITIES
- CLOSE TO LOVELY COUNTRYSIDE WALKS



Full Description

A beautifully presented two-bedroom ground floor period apartment, offered to the market with no onward chain, off-road parking and access to charming communal gardens. Set within the desirable High Meadow House on the ever-popular St Pauls Road West, this elegant home perfectly blends period character with modern comfort. Ideally located just a short stroll from St Pauls Church and only a ten-minute walk from Dorking High Street, the property provides an appealing balance of convenience and tranquillity, an excellent choice for buyers seeking characterful living in a well-connected setting.

A striking communal entrance hall creates a welcoming first impression, leading to the apartment's private front door. Positioned at the rear, the impressive 14ft living room is a real highlight, featuring high ceilings, an attractive arched window and French doors opening directly onto the gardens. Flooded with natural light, the room comfortably accommodates both a generous seating area and a large dining table. Adjacent sits the bright, sunny kitchen, fitted with traditional cabinetry, an eye-level oven and space for freestanding appliances.

The principal bedroom is a well-proportioned double with sash windows, extensive built-in storage and its own private en-suite shower room. The second bedroom is a versatile single, ideal as a guest room, home office or dressing room. Completing the accommodation is the main bathroom, fitted with a classic white suite including a bath and vanity unit for additional storage.

Gardens & Parking

To the front of the building there is off-road parking for residents and visitors of High Meadow House. Attractive communal grounds wrap around the side and rear of the property, providing a peaceful outdoor space for all residents to enjoy. Off the living room is a patio area to take in the lovely surrounding views. There is allocated parking adjacent to the rear access to the property.

Leasehold

The property is leasehold. The current lease is 148 years. The previous owner had 68 years remaining on the lease and in 2006 extended it by another 99 years. There is an annual service charge of £2763.50 and is payable in quarterly instalments. Full information is available upon request. This property falls under Council Tax Band C. The property is connected to mains drains, water, electricity and gas. The internet is an FTTC connection.

Location

Dorking town offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking railway station (London Victoria and London Waterloo in approximately 50 minutes) being within close proximity (1 mile). The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8. The general area is famous for its outstanding countryside including Ranmore and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus the Denbies Estate (England's largest vineyard).

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

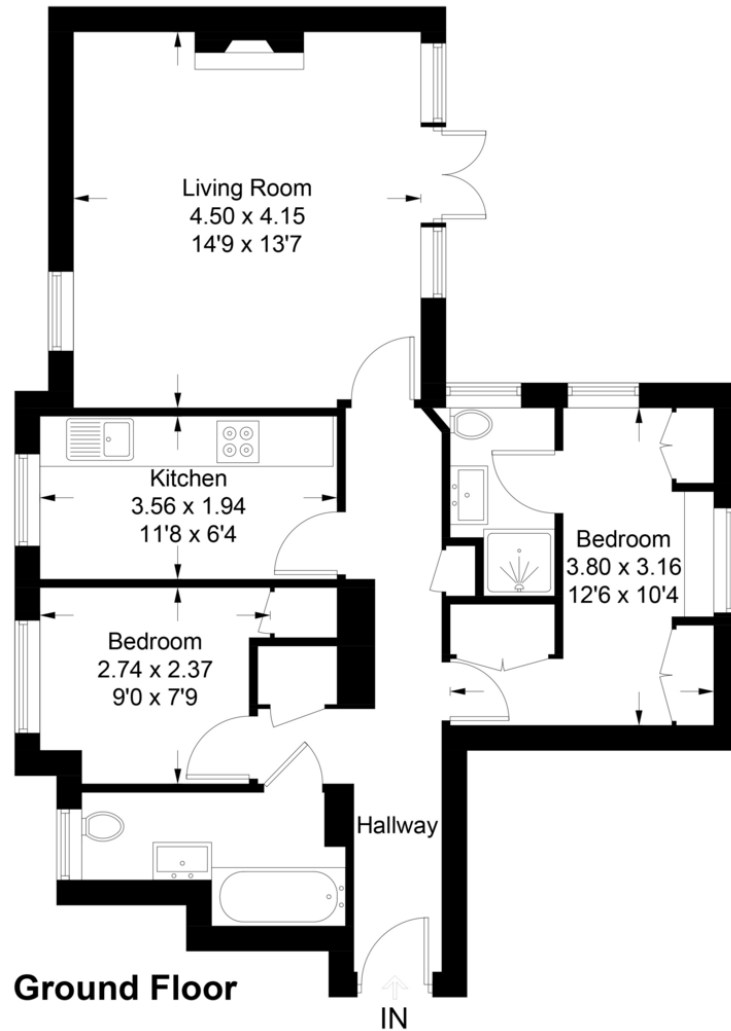
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.





High Meadow House, RH4

Approximate Gross Internal Area = 59.7 sq m / 643 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. (ID1256359)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COUNCIL TAX BAND

C

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674



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