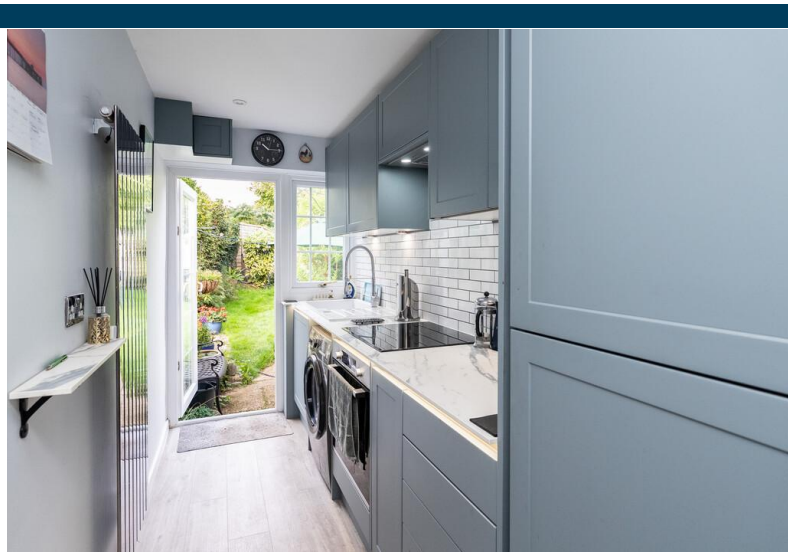
Seymours



Riverside, Pixham, Dorking

Guide Price £425,000

EPC Rating 'TBC'

- CHARMING TWO-BEDROOM CHARACTER COTTAGE
- OPEN-PLAN SITTING/DINING ROOM
- CUL DE SAC LOCATION
- EXPOSED BRICK FIREPLACES AND PERIOD FEATURES
- PRETTY ESTABLISHED REAR GARDEN
- CONTEMPORARY KITCHEN WITH DOOR TO GARDEN
- CLOSE TO DORKING TOWN CENTRE & MAINLINE TRAIN STATIONS
- PLANNING PERMISSION GRANTED FOR A FIRST FLOOR REAR EXTENSION
- EXCELLENT ACCESS TO SCENIC COUNTRYSIDE WALKS AND THE SURREY HILLS
- CLOSE TO RIVERSIDE WALKS & BOXHILL

A charming two-bedroom character cottage situated in the heart of Pixham Village, combining period features with a contemporary kitchen and a pretty rear garden. The property enjoys an attractive outlook towards the surrounding greenery and countryside, while being conveniently positioned for Dorking town centre and its amenities.

The ground floor offers a particularly characterful open-plan sitting/dining room, with exposed brickwork, wooden flooring and an original-style fireplaces creating natural focal points. The sitting area provides plenty of space for a large sofa, while the adjoining dining area comfortably accommodates a dining table and benefits from a pleasant outlook to the front. Beyond is the modern fitted kitchen, finished with shaker-style cabinetry, with contrasting slimline resin worktops and tiled splashbacks. A range of integrated appliances include a frost-free fridge-freezer, induction hob and oven. The kitchen also provides practical storage and ample room for food preparation, while a door opens directly onto the rear garden. Completing the ground floor is the bathroom, fitted with a white suite comprising a bath with shower attachment, wash hand basin and WC. There is also potential to create a walk-in shower in place of the existing airing cupboard, adding further practicality and convenience to the space.

Stairs rise to the first floor where there are two well-proportioned double bedrooms, one currently being used as an office/hobby room, both retaining the cottage's character. The principal bedroom, situated at the front of the property, features exposed brickwork and a fireplace. The second bedroom is generously sized and versatile, with space for a double bed and additional furniture or a home-working area, making it ideal as a family or guest bedroom. The first floor also enjoys particularly attractive leafy views across the surrounding area.

A further benefit is the planning permission granted for a first-floor rear extension, extending the kitchen into the exsisting bathroom, relocating the bathroom upstairs and create a larger principal bedroom above the current kitchen and bathroom. Provision has also been made for a downstairs W/C and washbasin.

Outside, the property benefits from an attractive, tranquil and mature rear garden, beginning with a paved seating area immediately outside the house, ideal for a table and chairs, before continuing onto an area of lawn bordered by mature planting and established greenery. The garden provides a surprisingly peaceful setting and complements the cottage particularly well. Residents benefit from on-road parking along the private Riverside Road.

Set within the popular Pixham Village, the property offers an appealing balance between village surroundings and easy access to Dorking, with countryside walks and the beautiful Surrey Hills close at hand. Dorking town centre offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking main railway station (London Victoria and London Waterloo in approx. 50 minutes) is within a short walk. 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 Boxhill (National Trust) and is ideal for the walking and riding enthusiast. Denbies, England's largest vineyard, is also within very close proximity.

VIEWING - Strictly by appointment through Seymours Estate Agents, 62 South Street, Dorking, RH4 2HD.
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.
MISREPRESENTATION ACT – These particulars are for guidance only and do not form any part of any contract

Riverside, RH4

Approximate Gross Internal Area = 58.2 sq m / 626 sq ft

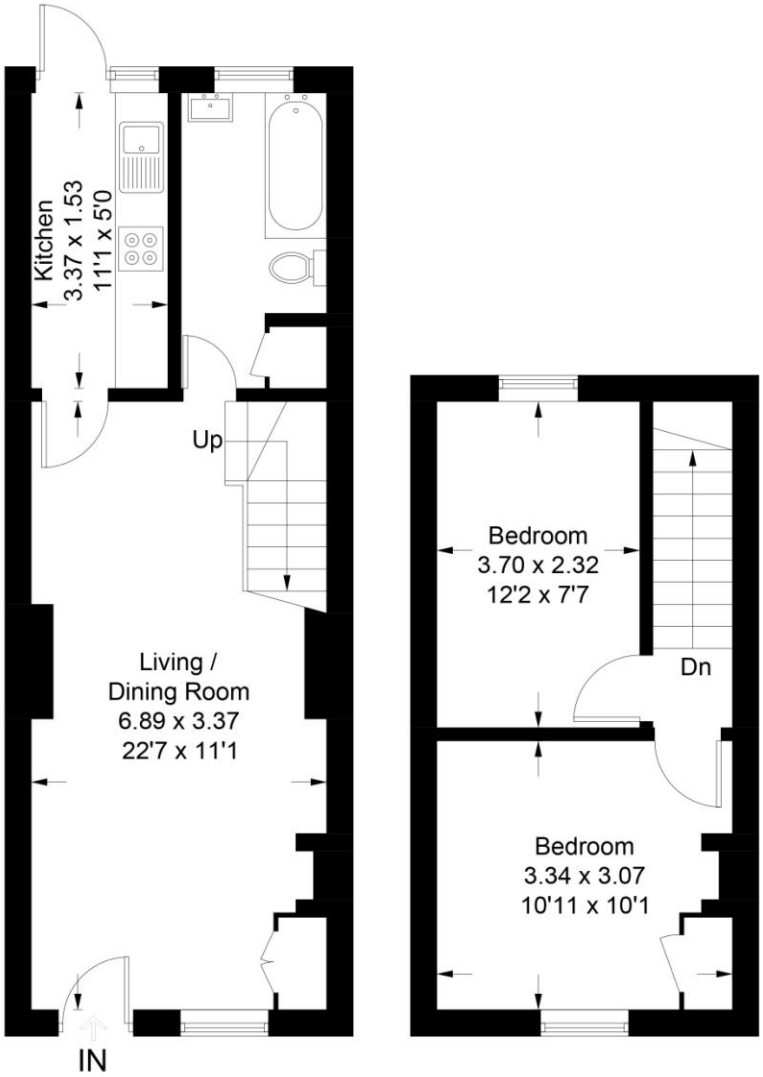


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1335319)

COUNCIL TAX BAND
Tax Band D

TENURE
Freehold

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 are 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