



## St. Martins Mews, Dorking

Guide Price £275,000

EPC Rating '74'

- NO ONWARD CHAIN
- ONE DOUBLE BEDROOM MAISONETTE
- COMMUNAL GARDEN
- ALLOCATED PARKING & VISITOR BAYS
- SOUGHT AFTER LOCATION
- LONG LEASE
- SHORT WALK TO THE MAINLINE TRAIN STATIONS & LEISURE FACILITIES
- PRIVATE ROAD IN THE HEART OF DORKING TOWN CENTRE
- OPEN PLAN LIVING/DINING ROOM
- CLOSE TO STUNNING COUNTRYSIDE



**\*NO ONWARD CHAIN\*** A well-presented one double bedroom first floor maisonette, superbly positioned in the heart of Dorking town centre. Boasting well-proportioned accommodation, a communal garden and allocated parking, this property is ideally suited to first-time buyers, young professionals or those seeking a convenient yet peaceful setting. Situated just a short walk from Dorking's vibrant High Street, mainline railway stations and a wide range of leisure facilities, the property offers the perfect balance of central living and a tucked-away residential atmosphere.

The property is accessed via a private front door, with stairs leading to a generous entrance hallway featuring floor-to-ceiling storage. The living area is a bright and versatile open-plan space, recently updated with new carpets and enjoying attractive views towards Denbies. There is ample room for dining, relaxing and a home working setup if required. The kitchen is fitted with a range of traditional units, complemented by freestanding appliances, a gas hob and oven, and practical tiled flooring. A small inner hallway separates the main living space from the bedroom and bathroom. The double bedroom is light and airy, also benefitting from new carpets and pleasant views towards the church. The bathroom, accessible from both the hallway and bedroom, comprises a white suite with a bath and overhead shower.

Further benefits include access to a spacious loft area, partially boarded and offering excellent additional storage or potential for enhancement, subject to the usual permissions.

#### Outside

The property benefits from a parking permit for one car and one visitor. There are also additional visitor spaces available within the car park. There is also a communal garden adjacent to the property, offering an area of lawn and screened from the nearby buildings, making it an ideal outdoor space to enjoy.

#### Freehold

The property is share of freehold with a 999 years from 1st Jan 1996. There is an annual service charge of £2060 per year, which includes the peppercorn ground rent, and covers the maintenance of outside communal areas and buildings insurance. Full information is available upon request.

#### Utilities and Council Tax

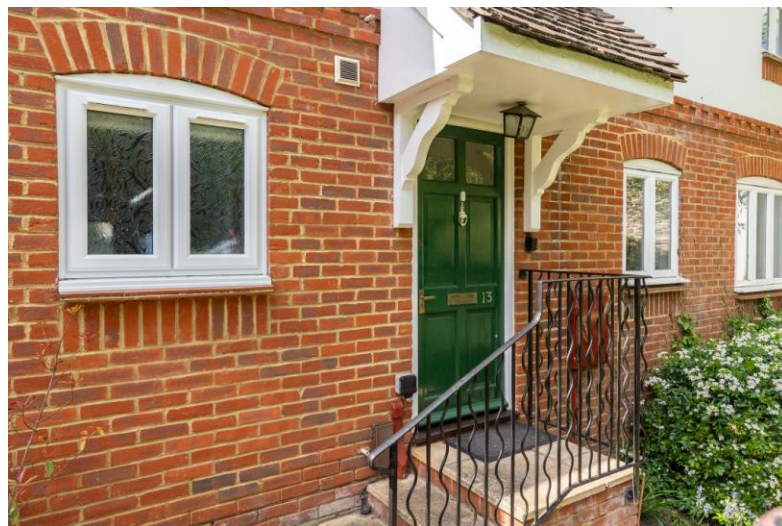
The property is connected to mains gas, water, drainage and electricity. The council tax band is D.

#### Location

St Martin's Mews is situated in the centre of Dorking town centre and 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 Dorking Halls 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.



## St Martins Mews RH4

Approximate Gross Internal Area = 52.2 sq m / 562 sq ft

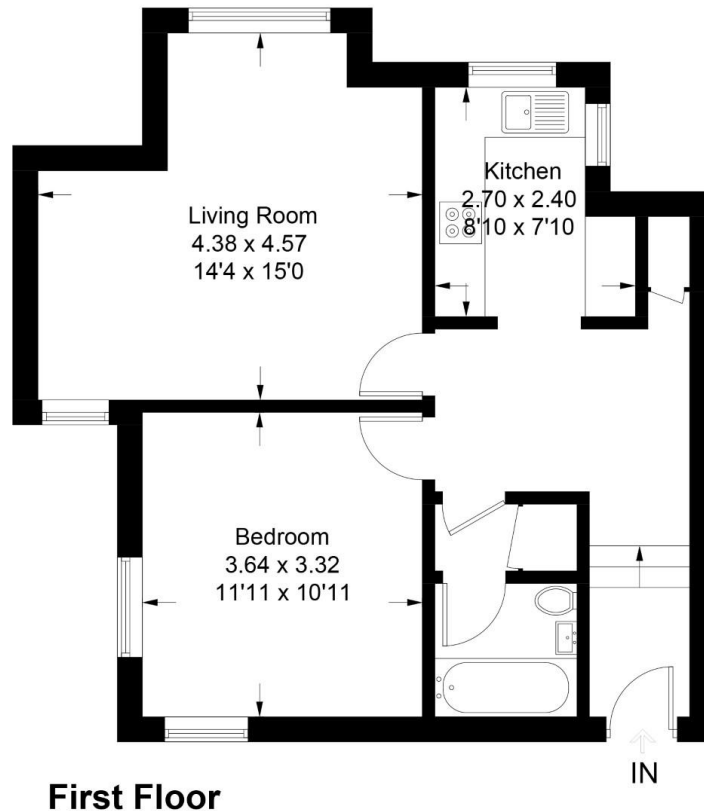


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1295080)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	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  
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