



barnard marcus

**Farmers Court, Ansell Road, Dorking RH4 1GT**

  
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## welcome to Farmers Court Ansell Road, Dorking

Built in recent years with some excellent features including a high vaulted ceiling giving you a tremendous sense of space. A large mezzanine bedroom and en suite shower room and a spacious open plan reception space measuring a noteworthy 27'9ft x 16'9ft with bathroom.

On approach the property is located behind the busy High's Street with private residents parking and path leading to front door. Once inside you instantly notice the high ceilings and spacious feel to the open plan reception space. Currently divided into a large integrated kitchen area with dining space opening onto a lounge area with a feature window stretching up to the vaulted ceiling. At the rear of the kitchen area is a downstairs bathroom.

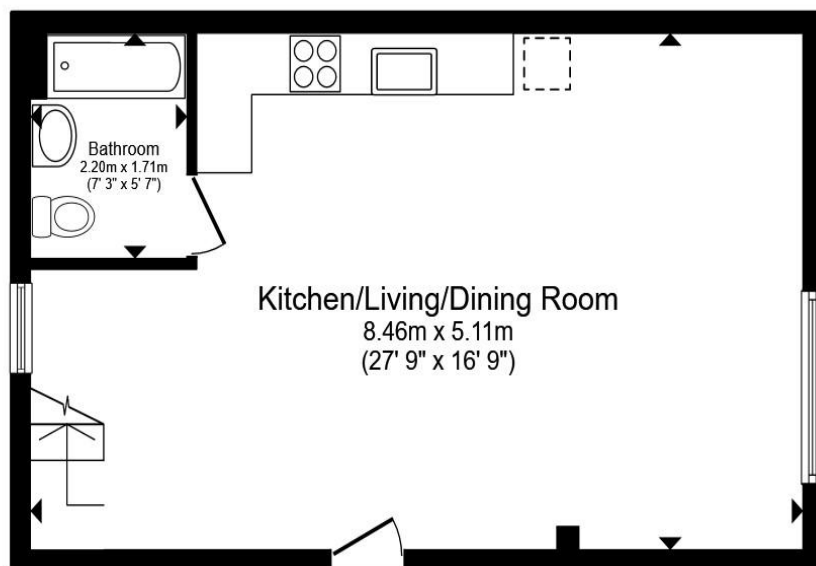
At the rear of the property is a grade II listed window from the former property located on the site with stairs to the mezzanine bedroom. There is also a great en-suite shower room and plenty of space for a large bed and furniture.

The property is excellently located for the station with services to London, Horsham, Ashford & Reading. With access to the M25 up the road in Leatherhead (J9)

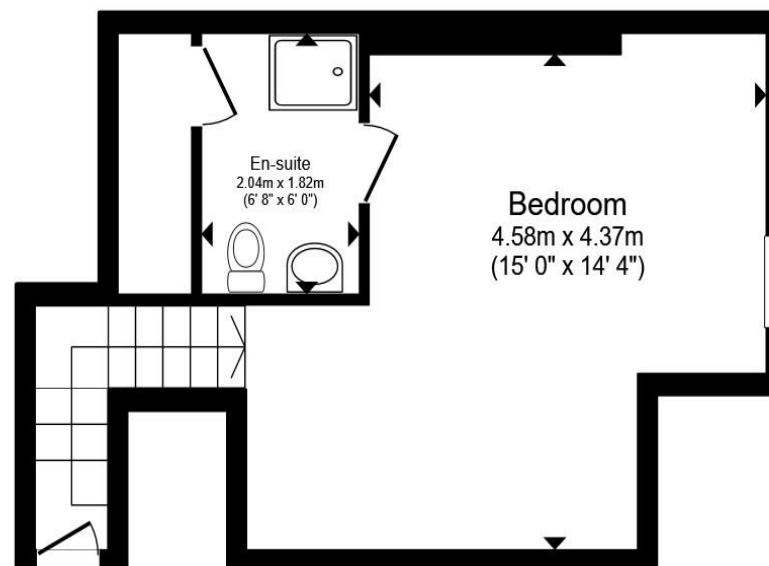
Behind the property is 'Meadow Bank Park' a wide open parkland with bandstand, lakes and recreational space for all the family.

**Agents Note;** *We have been unable to verify and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.*





**Ground Floor**



**First Floor**

Total floor area 75.3 m<sup>2</sup> (811 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Farmers Court Ansell Road, Dorking

- Large modern mews property, ideal for buyers looking to be near town and the station.
- Open plan reception space with vaulted ceiling measuring a noteworthy 27'9ft x 16'9ft`
- One bathroom + En- Suite Shower room
- Private residents Parking
- Mezzanine bedroom with En-Suite
- Client Suited (end of chain)

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRK102238 - 0002

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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