



24 Sondes Farm Glebe Road, Dorking, Surrey, RH4 3EF

Price Guide £350,000



- SPACIOUS 2/3 BEDROOM APARTMENT
- HIGHLY REGARDED DEVELOPMENT FOR OVER 55'S
- SPACIOUS SITTING ROOM
- RESIDENT MANAGER
- UPGRADED BATHROOM
- 1101 SQ FT. OF ACCOMMODATION
- MODERN KITCHEN
- ALLOCATED PARKING
- COMMUNAL GARDENS
- CLOSE TO DORKING HIGH STREET

Description

An exciting opportunity to purchase this extremely spacious first floor apartment, situated in the sought after Sondes Farm development. Providing 1101 sq. ft of accommodation, the property has been refurbished and updated in recent years.

Accommodation consists of a large entrance hall providing access to all principal rooms. The spacious sitting room (20'2 x 17'5) is a particular feature of the home with far reaching views from the attractive gable window and a feature fireplace. The well-presented modern kitchen includes a selection of base units and integrated appliances with ample work surface and an abundance of natural light from a large velux window. There is also a separate dining room that provides adaptable accommodation and could be arranged as a third bedroom. Two further double bedrooms enjoy varying aspects and include built-in wardrobes. The master bedroom (16'4 x 15'6) provides ample space for further furniture or a dressing area. The modern bathroom has been tastefully updated and includes a free-standing bath, separate walk-in shower, vanity unit and heated towel rail.

Externally, the apartment is surrounded by beautiful and regularly maintained grounds. There is also allocated resident parking and visitor bays. The development also enjoys the added benefit of an onsite manager and guest suite.



Situation

Set just to the west of the town, Sondes Farm is within a level walk of the high street with its comprehensive range of shops and restaurants including Waitrose, Marks & Spencer, Cook, & Sorrel as well as a collection of local & national shops.

There are Doctors surgeries nearby in South Street. At the far end of the high street, the Dorking Halls includes a cinema and an adjacent sports centre with a swimming pool. The Dorking Bowling Club is just off the Westcott Road, by the junction of Vincent Lane & West Street.

There are 3 stations in Dorking offering services to London, Horsham & the South Coast, Guildford, Redhill & beyond.

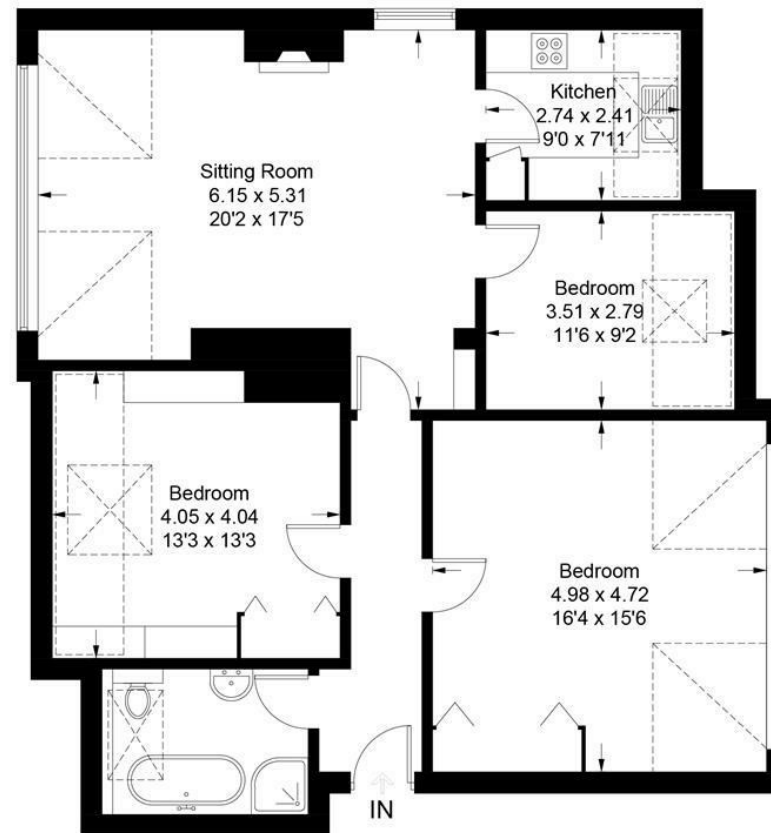
The immediate area offers some of the county's finest countryside with Box Hill, Headley Heath, Ranmore Common, Leith Hill, Polesden Lacey & Norbury Park all close at hand.

Just to the north of the town is Denbies, the UK's largest vineyard, offering tours, tasting, shopping & dining experiences.

Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	125 Years from 1st September 1987
Service Charge	£3,616 Per Annum
Ground Rent	£175 Per Annum

Approximate Gross Internal Area = 102.3 sq m / 1101 sq ft

 = Reduced headroom below 1.5m / 5'0



First Floor

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 decisions reliant upon them. (ID990881)
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