

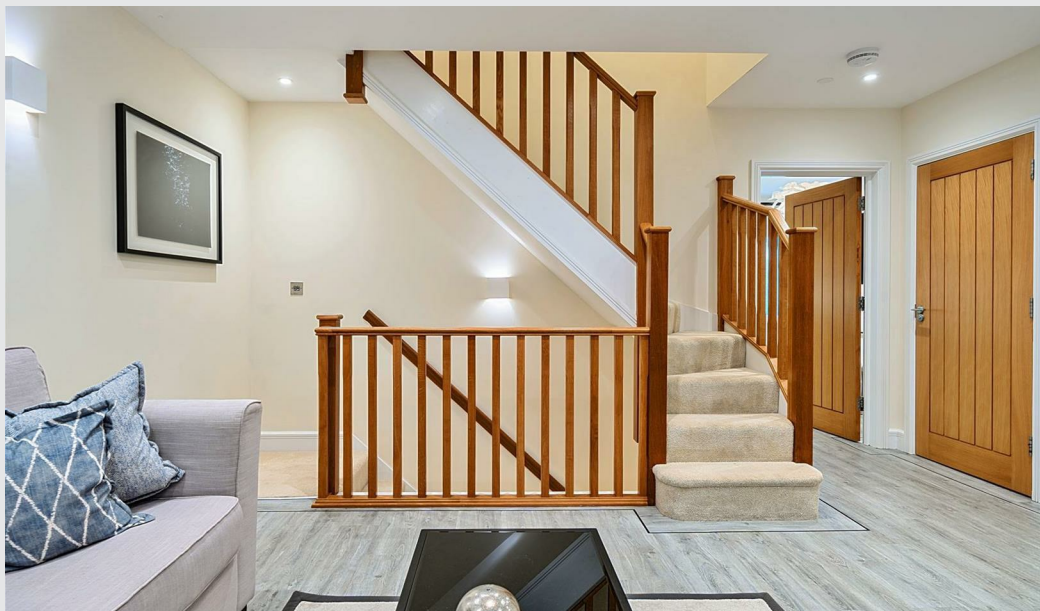


1 Coach House Mews, Ranmore Common
Dorking, Surrey RH5 6SX





A bespoke designed 8 year old semi-detached home delivering 1,774 sq ft of space, situated in this elevated position within the grounds of Ranmore Manor and enjoying breath-taking views over Green Belt farmland to the rear.





1 Coach House Mews, Ranmore Common Dorking, Surrey

We are delighted to offer for sale this bespoke designed home, situated in this elevated location at the top of Ranmore Common within the grounds of Ranmore Manor & which enjoy fabulous rural views to the rear.

Traditionally constructed with a 10 year NHBC warranty (approx 2 years warranty remaining), this property has been built to an exacting standard not only in construction but also in the finishing installations. Built to the highest thermal values, with both heating & hot water delivered via an air source heat pump, the property has underfloor heating to both the basement & ground floors with electric radiators to all bathrooms and bedrooms to the first floor. The basement rooms enjoy fabulous cascades of light provided by the vast electrically opening skylights which give these spaces a real 'above ground' feel. These spaces introduce great versatility to the accommodation, ideal for home working if so desired, and are built of waterproof reinforced concrete construction with their own independent warranty and a further redundant back-up waterproofing system as a real 'belt & braces' approach to the build design.

Internal joinery to the staircase & doors are Oak throughout, complemented by satin finished door furniture & switch/sockets throughout the ground floor. This house has TV/DAB & Satellite delivery through CAT 5 networking as well as hard wired to accommodate a Sonus/room audio system of choice. The kitchen/dining rooms are equipped with custom designed furniture with Quartz work surfaces and a range of Bosch and Neff appliances.

There is Karndean inlaid flooring throughout the ground floor & bath/shower rooms with all other areas fully carpeted. Externally, the fully landscaped exterior includes ample private parking bays, lawns & ornamental planting, enjoying a private terrace directly accessible from the kitchen/dining room to soak up the breath-taking rural views which typically include grazing sheep!

In all, for the purchaser wishing to enjoy a high specification home delivering spacious and well planned accommodation to suit a variety of different lifestyles and with fabulous rural views, then this home is a must see!

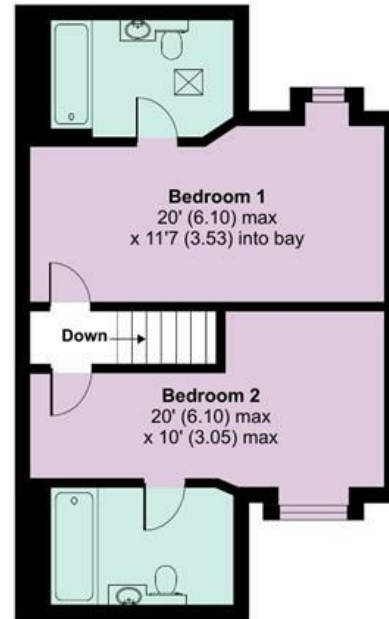
Interior beautifully staged by The House Surgery. For staging enquiries, contact Emma Sturgess-Lief at info@housesurgery.co.uk or visit www.housesurgery.co.uk.

Tenure: Freehold. Guildford Borough Council Tax Band: H. Private drainage. Service Charge: £75 pcm



Approximate Area = 1774 sq ft / 164.8 sq m

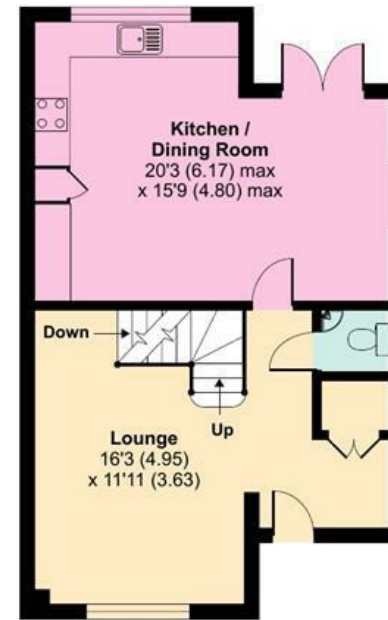
For identification only - Not to scale



FIRST FLOOR



LOWER
GROUND FLOOR



GROUND FLOOR



DIRECTIONS

From East Horsley proceed along the Ockham Road South to the A246, turning left toward Effingham. After the left bend take the 2nd right into Green Dene & continue for approx. 1 mile, taking the left turn into Crocknorth Road. Continue up the hill, under the flint bridge for a further mile, where the signed entrance to Ranmore Manor will be seen on the left. Continue along the driveway, bearing to the left beside Ranmore Manor where the private parking for Coach House Mews will be found on the right. ///swim.scout.lifted

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Ripley Office | Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ T | 01483 224343
 E|enquiries@willsandsmerdon.co.uk W|willsandsmerdon.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	87
	EU Directive 2002/91/EC	

