



Pixham Lane, Pixham

Guide Price £850,000

EPC Rating '63'

- FOUR DOUBLE BEDROOMS & TWO BATHROOMS
- 20FT LIVING ROOM
- MODERN KITCHEN/DINING ROOM
- GARDEN WITH TRANQUIL VIEWS OF THE STREAM
- FAMILY ROOM WITH LOG BURNER
- DRIVEWAY PARKING FOR SEVERAL CARS
- SHORT WALK TO DORKING HIGH STREET & MAINLINE STATIONS
- CLOSE TO MILES OF COUNTRYSIDE WALKS & TRAILS



VIEWING DAY - SATURDAY 10TH OCTOBER - BY APPOINTMENT ONLY A beautifully presented four double bedroom detached home, offering over 1,884 sq ft in total and is set within an impressive plot overlooking a peaceful stream, creating a wonderfully calm and private setting. Spacious, bright and well-designed throughout, the property also benefits from a generous garden, single garage/store and plenty of off-road parking. Located in the popular village of Pixham, ideally positioned close to Dorking town centre, this attractive home perfectly combines village charm with convenient access to local amenities, schools and transport links.

On the ground floor, you enter into an impressive living room which offers a welcoming and generous space for both relaxing and entertaining. The room enjoys lovely views out to the garden and also benefits from plenty of under-stairs storage, along with handmade solid oak stairs which add character and quality to the home. The living room leads naturally into the stunning open kitchen and dining area, which is particularly bright thanks to its triple aspect overlooking the garden. The kitchen is well designed for everyday use and entertaining, featuring integrated appliances, a gas hob, pull-out extractor fan and practical carousel cabinets for added functionality. The dining space provides a bright and sociable area ideal for family meals and hosting guests. Adjacent to the living room is a separate family room, offering flexible additional living space. This room benefits from a log-burning stove, creating a cosy and relaxing retreat away from the main living area, perfect for quieter evenings or a comfortable second sitting room. Upstairs, the property offers four double bedrooms, each with fitted storage and calming garden views, creating peaceful and comfortable spaces for the whole family. There are also two-family bathrooms. The first is fitted with a shower, white suite and Amtico flooring, while the second is complete with a full-size bath and separate shower, a white suite and a vanity unit providing useful additional storage.

The current owners have carried out a number of significant improvements in 2014, including the installation of new oak doors throughout, replacement windows, and upgraded the boiler, radiators, power sockets and fully rewired. The ground floor was fully tanked and the roof was also completely re-fitted.

Outside

Set in a generous plot, the property offers ample off-street parking for multiple vehicles. There is a mix of patio areas and lawn to fully appreciate the views on offer, with peaceful sounds of the running stream. The property also offers a brick-built garage/store with both power and lighting.

Council Tax & Utilities

This property falls under Council Tax Band E. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection.

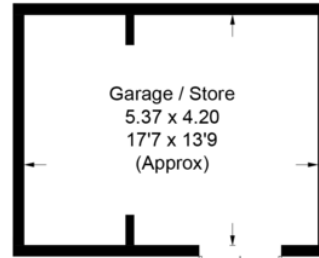
Location

The property is located within walking distance of Dorking town which 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

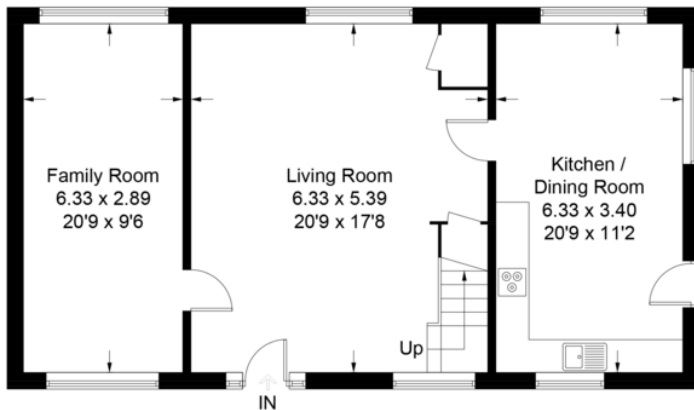


Pixham End, RH4

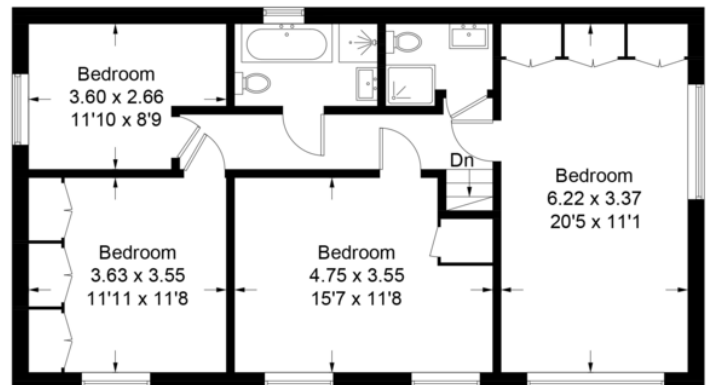
Approximate Gross Internal Area = 152.6 sq m / 1642 sq ft
Garage / Store = 22.5 sq m / 242 sq ft
Total = 175.1 sq m / 1884 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band E

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 and 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.