



Horsham Road

Dorking

Offers In Excess Of £550,000

Property Features

- THREE BEDROOM SEMI-DETACHED HOUSE
- MODERN FITTED KITCHEN
- DINING ROOM OVERLOOKING PRETTY REAR GARDEN
- DOWNSTAIRS W/C & 1ST FLOOR FAMILY BATHROOM
- 14FT MAIN BEDROOM WITH BUILT IN STORAGE
- LIVING ROOM WITH BAY WINDOW
- TIERED REAR GARDEN
- CLOSE TO MAINLINE TRAIN STATIONS
- WALKING DISTANCE TO DORKING HIGH STREET & EXCELLENT SCHOOLS
- CLOSE TO 'THE NOWER' & 'THE GLORY WOODS'



Full Description

A beautifully presented, three-bedroom contemporary home, featuring a pretty, landscaped garden and ideally positioned in a highly convenient location. Situated within easy reach of the High Street, well-regarded schools, Meadowbank Park, mainline train stations and picturesque open countryside, this attractive property effortlessly blends modern living with character and charm.

The accommodation is arranged over two floors and begins with a welcoming entrance hall, complete with understairs storage and a staircase rising to the first floor. The bright and spacious living room enjoys a large bay window that fills the space with natural light, while comfortably accommodating a generous seating area. The kitchen has been thoughtfully designed with both style and practicality in mind, featuring an extensive range of contemporary base and eye level cabinets, solid wooden worktops and a large Rangemaster. There is also plenty of room for additional freestanding units. To the side, the dining room opens onto the garden through French doors, creating a seamless connection between indoor and outdoor living, making the space ideal for entertaining. There is ample room for a large table and chairs. Finishing off the accommodation is a downstairs W/C with sink. Upstairs, the light-filled landing leads to three well-proportioned bedrooms. The impressive principal bedroom benefits from an attractive bay window and ample space for freestanding furniture. Bedroom two is another generous double, while bedroom three offers versatility as either a single bedroom or a comfortable home office. Completing the accommodation is a spacious contemporary family bathroom, fitted with a white suite, separate shower and bath, and useful built-in storage cupboards.

Outside, the front of the property is approached via steps leading through a neatly maintained garden with mature planting and side access. The rear garden is a standout feature, beautifully landscaped for ease of maintenance and enjoyment. A paved patio provides the perfect setting for outdoor dining and entertaining, leading to a well-kept lawn enclosed by fencing for privacy. To the rear of the garden, a substantial shed has been fitted with both power and lighting and can be a workshop, home office or additional storage. There is also a potting shed, both of which sit on a raised area of decking - perfect for enjoying the evening sun.

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 Cable connection.

Location

Situated within short walking distance from Dorking town centre which 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 The Dorking Hall 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.





Horsham Road, RH4

Approximate Gross Internal Area = 101.5 sq m / 1092 sq ft
 Outbuildings = 9 sq m / 97 sq ft
 Total = 110.5 sq m / 1189 sq ft



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 any decisions reliant upon them. (ID1301280)

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT

Cummins House, 62 South Street, Dorking,
 Surrey, RH4 2HD

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
 01306 776674

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

