



## Pixham Lane, Pixham

Guide Price £295,000

- LARGE GROUND FLOOR MAISONETTE
- DIRECT ACCESS TO COMMUNAL GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- ALLOCATED PARKING
- LARGE RECEPTION ROOM
- CLOSE TO DORKINGS TRAIN STATIONS
- CLOSE TO OPEN TO COUNTRYSIDE
- MODERN KITCHEN
- MODERN BATHROOM
- 659 SQ FT

EPC Rating '78'



A well presented and spacious one bedroom ground floor property with parking and private terrace located in Pixham, within walking distance from Dorking mainline train stations, town centre & miles of beautiful open countryside.

The accommodation starts with a private front door into the generous entrance hallway with a large storage cupboard and leading to all the key rooms. The master bedroom is a well sized double and benefits from fitted wardrobes with sliding mirror doors. A doorway leads through to the spacious 17'9ft x 11'7ft reception room, which is a lovely bright room thanks to the large windows and patio doors providing access to the private terrace and communal gardens. The well -equipped kitchen/breakfast room offers a range of modern cabinetry with ample worktop space, various built in appliances and space for a table and chairs. Completing the accommodation is the modern bathroom, fitted with a neutral three piece suite.

#### Outside

To the front, a small path leads to the private front door.

At the rear, French doors lead out to the west facing private terrace which is a wonderful space to enjoy the afternoon sun and also overlooks the well-kept communal gardens. These gardens are for the exclusive use of the residents of Courtenay Place. There also is a private parking space for one car and visitor spaces.

#### Leasehold

The property has 974 years remaining on the lease and has a service charge including ground rent of £2054 per annum. Full information is available upon request.

#### Council Tax Band & Utilities

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

#### Location

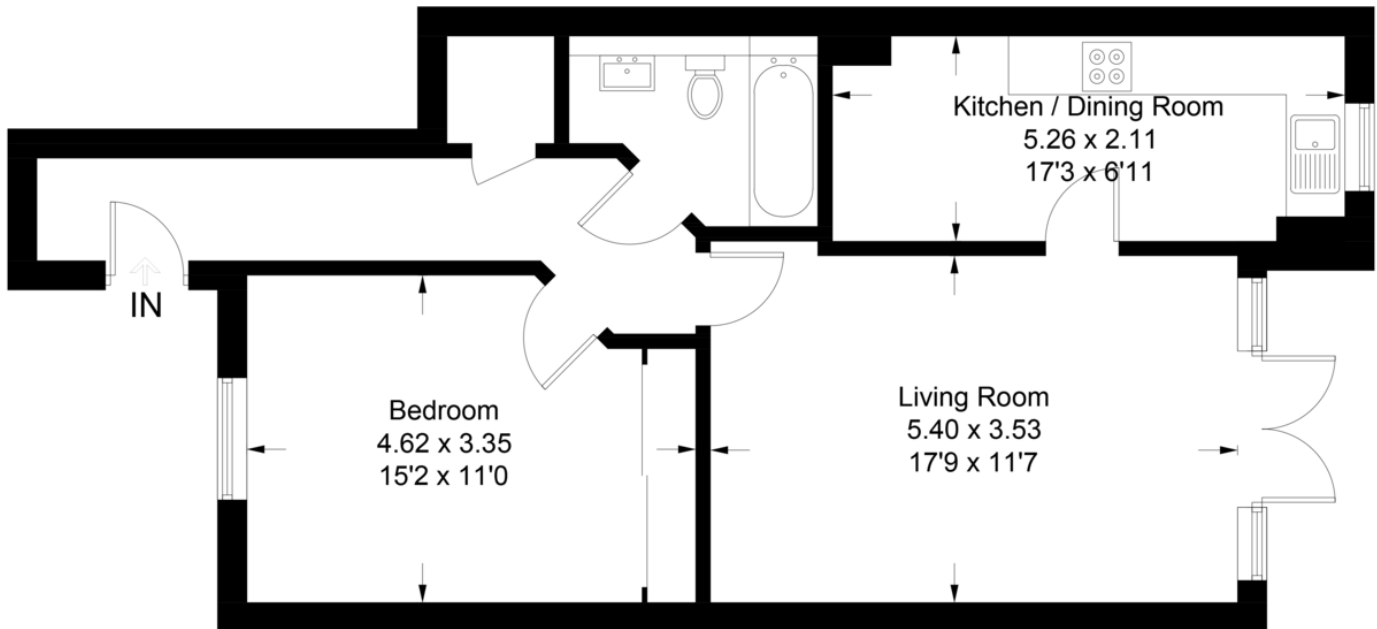
Courtenay Place is situated in Pixham, just on the outskirts of Dorking town centre which offers a comprehensive range of shopping, social, recreational, and educational amenities with facilities for the commuter from one of three railway stations. Dorking main railway station is within proximity offering direct services into London Victoria and London Waterloo in approx. 50 minutes. 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 outstanding countryside including Ranmore and Box Hill (National Trust) and is ideal for the walking and riding enthusiast. Together with Denbies Wine Estate (England's largest vineyard) with its popular restaurant, vineyard tours, gift shop and hotel.

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.



## Courtenay Place, RH4

Approximate Gross Internal Area = 61.2 sq m / 659 sq ft



**Ground 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 any decisions reliant upon them. (ID850737)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band C

### TENURE

Leasehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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