



Claygate Road

Dorking, RH4

Guide Price £375,000

Property Features

- Two bedrooms
- **No onward chain**
- Impressive living/dining room
- Potential to extend STPP
- Updated kitchen
- Family bathroom & downstairs cloakroom
- Glorious views towards Leith Hill
- Delightful landscaped garden
- Driveway parking & garage
- Walking distance from high street, train stations & schools

Full Description

NO ONWARD CHAIN

A recently updated, two bedroom semi-detached house offering bright, versatile accommodation with a delightful landscaped garden backing onto woodlands, potential to extend STPP and a garage. Situated within a prominent, elevated position enjoying glorious views towards Leith Hill, just on the outskirts of Dorking town centre yet within walking distance from the High Street, schools and miles of unspoilt open countryside

This wonderful family home begins in the entrance porch before opening through into the entrance hall where you are instantly impressed by the amount of space on offer. The dual aspect reception room is an excellent 26'3 ft providing the ideal entertaining space with a charming open fireplace and glorious far reaching views. It flows through into the conservatory which is another well-proportioned room offering versatile accommodation which could have various uses including a dining room or separate family room. This is a lovely, bright airy space overlooking the back garden with French doors. The stylish, updated 'John Lewis' kitchen has been fitted with an array of floor to ceiling units complemented by Quartz worktops, a selection of integrated appliances including a fridge/freezer, double oven and dishwasher. In addition, there is also a useful side door leading to the garden. Completing the ground floor is the family bathroom fitted with a modern white suite and separate cloakroom.



From the hallway, stairs rise to the very spacious first-floor landing which in turn provides access to all the upstairs accommodation, airing cupboard housing the new boiler and a very useful desk area, ideal for home working. As you can see from the measurements, the master bedroom is a very generous 18'7 ft overlooking the back garden and has plenty of built-in wardrobes. Bedroom two is another generous double with cleverly designed built-in storage.



Outside

To the front there is a pretty walled garden bordered by a selection of flowering shrubs and trees before steps lead to the porch. At the side, the deck provides access to a kitchen herb garden. There is a shared driveway providing access to the garage which offers power and lighting. It is currently used as a workshop but with some work could be a great home office or hobby room.

The landscaped back garden is yet another wonderful advantage to this property backing onto The Glory Woods and has been cleverly designed, catering for all the needs of any growing family. Offering an area of lawn and spacious raised terrace, the garden provides the ideal space for al fresco dining or entertaining during the warmer months. At the back, steps rise to a further section of terrace where splendid views towards Leith Hill can be enjoyed and is perfect for watching the sun go down. The current owner has spent many hours creating a peaceful, enclosed environment with an inviting selection of trees, shrubs and well-stocked raised beds.



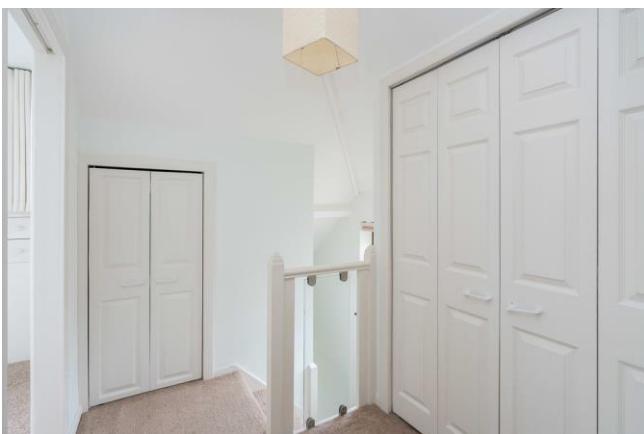
Location

Claygate Road is situated 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 mainline and Deepdene railway stations are within close proximity (0.9 miles), just a short 15 minute 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 Halls regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe (11 minute walk away) and The Priory at secondary level and St Pauls and St Martins at primary level. The general area is famous for its outstanding natural beauty including 'The Nower', Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiasts. Denbies Wine Estate (England's largest vineyard) is situated on the northern outskirts of Dorking.

VIEWING - Strictly by appointment through Seymours Estate Agents, 27 South Street, Dorking, RH4 2JZ.

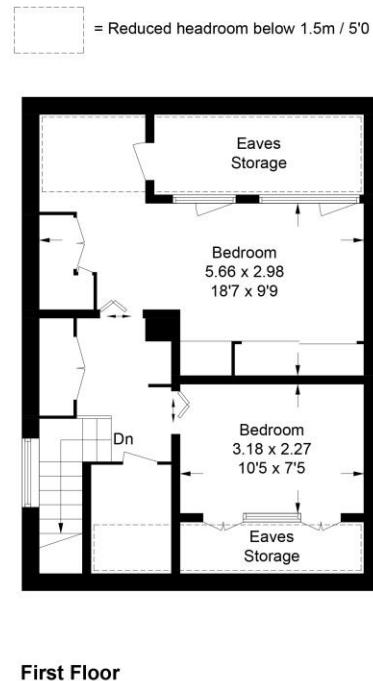
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract.



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Approximate Gross Internal Area = 93.4 sq m / 1006 sq ft
 (Excluding Reduced Headroom / Eaves Storage)
 Reduced Headroom / Eaves Storage = 12.2 sq m / 131 sq ft
 Total = 105.6 sq m / 1137 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. (ID739016)

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 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

COUNCIL TAX BAND

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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		
39-54	E	54 E	
21-38	F		
1-20	G		

