



## Ashcombe Road, Dorking

## Offers In Excess Of £500,000

EPC Rating 'TBC'

- THREE BEDROOMS
- DRIVeway AND GARAGE
- POTENTIAL TO EXTEND STPP
- KITCHEN/BREAKFAST ROOM
- CLOSE TO ALL MAINLINE TRAIN STATIONS
- SHORT WALK TO HIGH STREET
- CLOSE TO GREAT COUNTRYSIDE WALKS
- CLOSE TO THE ASHCOMBE & ST MARTINS SCHOOLS



An exciting opportunity to purchase a three bedroom semi-detached house which has been well loved over the years, now offering plenty of potential for a new owner to update and extend STPP.

The property is situated just a few moments away from everything the wonderful town of Dorking has to offer including The Ashcombe school and St Martin's school, the High Street, Meadowbank Park, all mainline train stations and stunning open countryside.

The accommodation is traditionally arranged across two floors starting with an entrance hall with stairs to the first floor. The front aspect reception room is an impressive 14'8 x 13'11 ft offering the ideal entertaining space and further benefits from a large bay window allowing plenty of natural light to flow in. Next is the kitchen/dining room which has been fitted with an array of units complemented by ample work surface space and room for all the expected appliances. Finishing the ground floor accommodation is the useful cloakroom. In addition, there is a back door opening into the garden.

From the hallway, stairs rise to the first-floor landing which in turn provides access to all the upstairs accommodation and loft hatch. The front aspect master bedroom is a generous 13'4 x 10'11 ft with a pretty bay window and built in wardrobes. Bedroom two is another double benefitting from a built in wardrobe and airing cupboard. The third bedroom is a good-sized single which could alternatively be used as a study if preferred. Completing the accommodation is the bathroom which has been fitted with a three-piece white suite.

A huge advantage to this wonderful property is the potential to extend either to the side or into the loft STPP, like many others along the road have done.

#### Outside

To the front there is a private drive offering parking for several cars, plus a useful detached garage complemented by a good sized area of lawn. The rear garden is fence and hedge enclosed with a patio and the remaining is lawn, another benefit to this wonderful property is the timber workshop which could have more than one purpose for example an art studio.

#### Location

Ashcombe Road is 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, Deepdene and Dorking West are within proximity (0.5 miles), just a short 10 minute walk away offering a direct service into London Victoria and London Waterloo in approximately 55 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 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 close by.

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

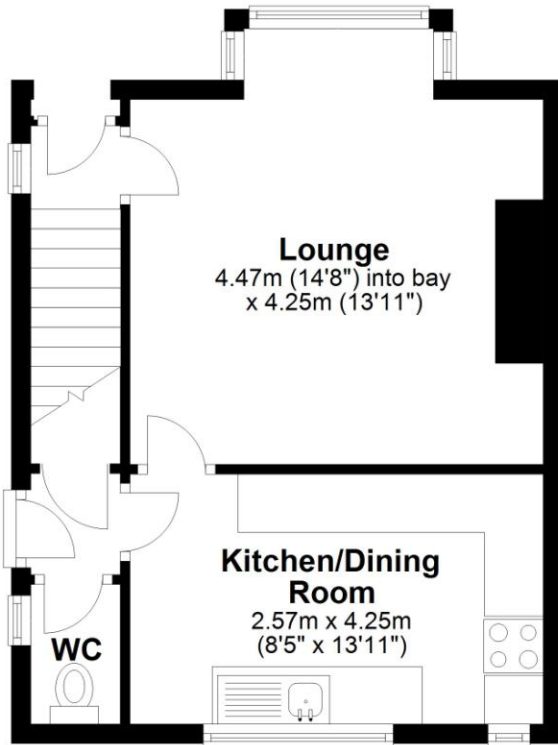
FIXTURES & FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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



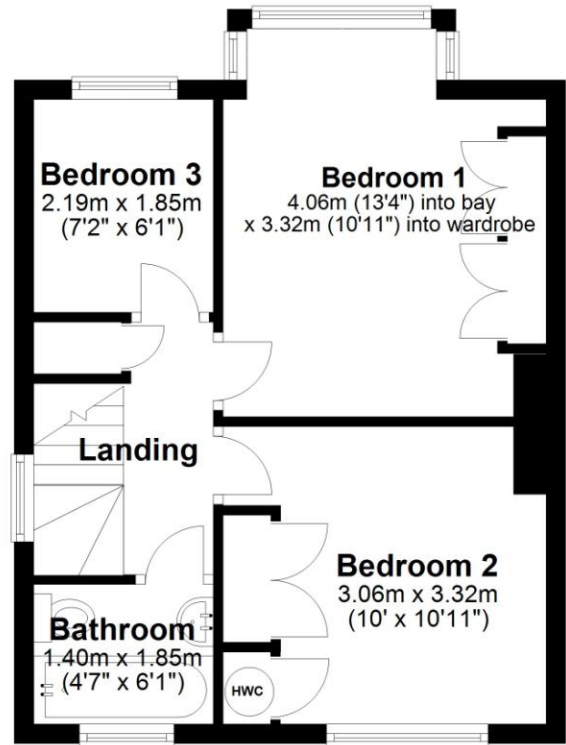
## Ground Floor

Approx. 35.3 sq. metres (379.5 sq. feet)



## First Floor

Approx. 35.2 sq. metres (378.6 sq. feet)



This plan is for layout only. Not drawn to scale unless stated. Windows and doors openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions shapes and compass bearings before making decisions reliant upon them. Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	57   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

27 South Street, Dorking,  
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