



## Chart Downs, Dorking

- THREE BEDROOMS
- SITTING ROOM
- KITCHEN/BREAKFAST ROOM
- LARGE ENCLOSED GARDEN
- SUNROOM/UTILITY ROOM
- FAMILY BATHROOM
- CLOSE TO LOCAL SHOP
- SHORT DRIVE TO DORKING TOWN CENTRE

## Offers In Excess Of £400,000

EPC Rating 'TBC'

- CLOSE TO KIDS PLAY PARK
- DRIVEWAY FOR AT LEAST TWO VEHICLES



A spacious, three-bedroom family home with a delightful garden, driveway parking and the potential to update and extend STPP.

The property is situated just on the outskirts of Dorking town centre yet within a short distance from everything the town has to offer including mainline train stations, excellent local schools, and miles of stunning open countryside.

The ground floor begins in the entrance hallway leading to all the key rooms and stairs to the first floor. The dual aspect living room is a well-proportioned 15'0 x 13'11 sq ft benefitting from a large window overlooking the rear garden, a working fireplace creates a warm and cosy ambience. Next is the kitchen fitted with an array of floor to ceiling units complemented by ample worktop space, room for all the expected appliances and breakfast bar. A door takes you out to the rear garden through the useful sunroom which can also be used as a utility room. Completing the ground floor is the downstairs cloakroom.

From the hallway, stairs rise to the first-floor landing which in turn provides access to all the upstairs accommodation and loft. The Master bedroom is a spacious double with a built-in cupboard and enjoys pleasant views across the back garden. Bedroom two is a generous double with built in storage. Bedroom three is a larger than average single. Completing the accommodation is the family bathroom.

#### Outside

To the front, there is a paved driveway. The back garden is yet another wonderful feature to this property with an extensive area of lawn and patio area directly accessed from the kitchen, perfect for al fresco dining or simply enjoying on a warm summer's day. The enclosed garden is surrounded by trees and shrubs creating a lovely backdrop and a feeling of privacy. To the side of the property is shared access via an archway to the rear garden.

#### Outbuilding/Workshop 7'3 x 3'9 sq ft

There is brick storage shed that, with some work, could be converted into a home office/studio if desired.

#### Location

The property is situated in Chart Downs close to bus stops, a local shop and playing field with children's play area. A short 10-minute stroll is the charming Royal Oak pub which has exceptional views across fields, ideal for an evening meal or drink. The property is situated just to the south of the historic market town of Dorking, close to many fantastic amenities including a 15-minute walk into Dorking shopping centre, endless beautiful countryside and a 3-minute walk from Dorking golf club, perfect for any budding golfers. The award-winning Gin Kitchen is within close walking distance of approximately 200 yards, offering excellent social activities with their bar, gin tasting and experiences. Another notable amenity is the stunning lottery funded Deepdene Trail & Hope Mausoleum which is ideal for exciting family walks with the added benefit of spotting the occasional deer that live nearby. Dorking mainline train station is an 8-minute cycle ride away, with direct links to London in under 1 hour making it a great location for commuters. 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 Priors 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, 27 South Street, Dorking, Surrey RH4 2JZ

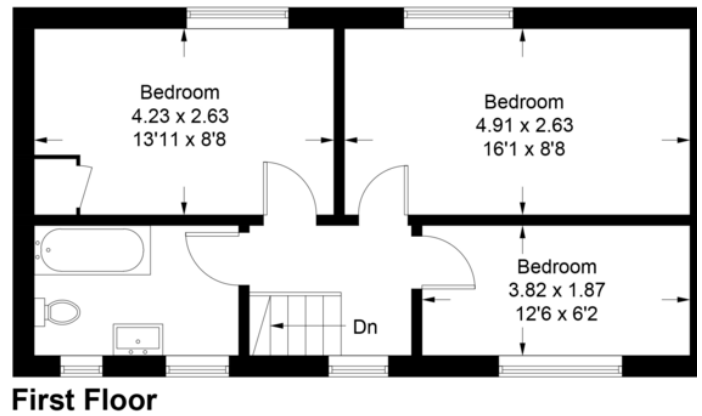
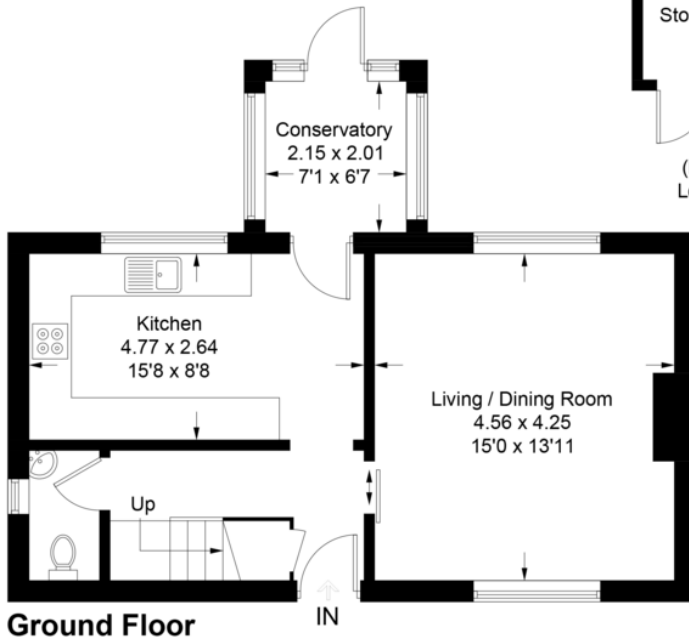
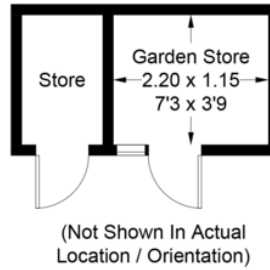
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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



## Chart Downs, RH5

Approximate Gross Internal Area = 91.0 sq m / 979 sq ft  
Outbuilding = 6.5 sq m / 70 sq ft  
Total = 97.5 sq m / 1049 sq ft



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### COUNCIL TAX BAND

Tax band D

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

27 South Street, Dorking,  
Surrey, RH4 2JZ

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