



## Knoll Road, Dorking

- TWO BED CONVERSION APARTMENT
- MASTER BEDROOM WITH LARGE WINDOWS
- SPACIOUS LIVING ROOM
- STYLISH BATHROOM
- KITCHEN WITH PRIVATE GARDEN ACCESS
- COMMUNAL REAR GARDEN
- ON STREET PARKING
- CLOSE TO MAINLINE TRAIN STATIONS

Guide Price £375,000

EPC Rating '61'

- WALKING DISTANCE TO DORKING TOWN
- HIGHLY DESIRABLE ROAD SURROUNDED BY BEAUTIFUL OPEN COUNTRYSIDE & THE NOWER





This stunning two double bedroom conversion apartment is located on the upper ground floor of a beautifully restored former Victorian Townhouse. Situated in the sought after South Dorking area, within a short walk of the High Street, offering easy access to local amenities and transport links.

Upon entering the apartment through a communal hallway, you are greeted by a private hallway which leads into all key rooms. The spacious living room boasts tall ceilings, creating a sense of grandeur and elegance and provides access to a small terrace through original double doors, which offers a lovely space for outdoor relaxation and entertainment. The apartment also features a modern kitchen, equipped with a range of base and eye level units and space for the expected appliances. A rear door provides private access to the property and leads onto a self contained, raised deck with steps leading down to the shared garden. The two double bedrooms are spacious and well-proportioned, providing plenty of natural light via large windows and offering ample storage space. Bespoke shutters have been installed in the master bedroom, enhancing the character and providing privacy. The apartment also benefits from a modern and stylish bathroom, with a ball-and-claw tub and shower over the bath.

Overall, this apartment is a fantastic opportunity for those looking for a stylish and spacious home in a sought-after location. With its impressive living room, well-equipped kitchen and access to a large communal garden, this apartment offers the perfect combination of style, comfort and functionality.

#### Outside

At the front of the property there is a gated pathway leading to the communal front door and a path leads around to the rear of the building. From the kitchen, there is a private balcony with a staircase that leads down to a large communal garden, which provides a peaceful and tranquil escape from the hustle and bustle of the town. Additionally, there is a useful storage shed within the garden, providing extra space for bikes or gardening equipment. There is plenty of on-street parking for residents and visitors.

#### Share of freehold

The property also includes a share of the freehold and the remaining lease is 965 years. The annual service charge is shared equally between the four flats within the building, payable on an adhoc basis and includes buildings insurance, refuse collection, accounting and maintenance costs for the upkeep of the building. Additional charges include the shared outside security light and communal hall light which is shared between the top three flats and equates to approx £15-£30 per month dependant on usage.

#### Council Tax & Utilities

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

#### Location

The property is situated within the heart 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 (0.6 miles), just a short 13 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, 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 (11 minute walk away) 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 enthusiasts, 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.

**FIXTURES & FITTINGS** - 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.

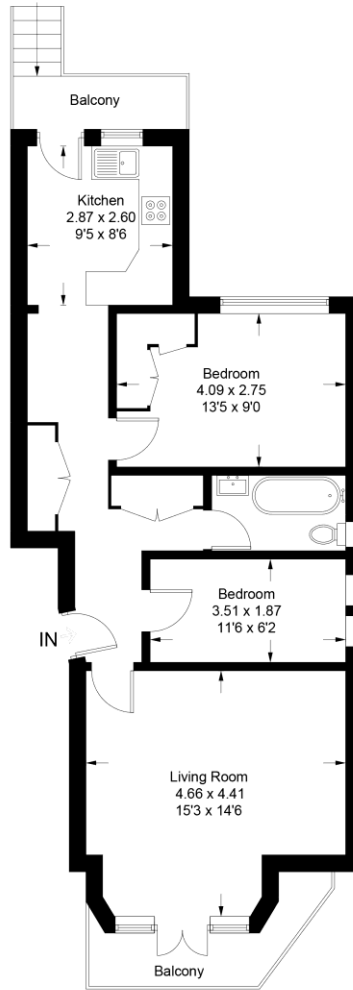
**MISREPRESENTATION ACT** - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.





## Knoll Road, RH4

Approximate Gross Internal Area  
60.8 sq m / 654 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. (ID948880)

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             | <b>78 C</b> |
| 55-68 | <b>D</b>      | <b>61 D</b> |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

### COUNCIL TAX BAND

Tax Band C

### TENURE

Share of Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

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