



**Leslie Road**

Pixham, Dorking

**Offers In Excess Of £500,000**

### Property Features

- THREE DOUBLE BEDROOMS
- 16'7 ft MODERN KITCHEN
- TWO RECEPTION ROOMS
- PERIOD FEATURES
- LARGE REAR GARDEN
- 23 FT WORKSHOP
- MODERN BATHROOM
- 1271 SQ FT IN TOTAL
- GREAT COUNTRYSIDE WALKS AT BOTTOM OF THE ROAD
- WALKING DISTANCE OF DORKING'S TRAIN STATIONS

# Full Description

An attractive three double bedroom period end of terrace cottage situated close to stunning open countryside and within a short walk of all Dorking's train stations. The property provides spacious accommodation arranged over three floors with a wonderful blend of modern features and all the period charm you expect from a house of this era.

The well-presented accommodation briefly comprises of a bright front aspect living room with a large sash window and feature fireplace with working fire. Next is the dining room with stripped wood floor, wood burner and rear aspect window plus a very useful under stairs storage cupboard. The extended modern kitchen offers a range of base and eye level units, wood worktops, space for all the usual appliances plus three windows and a stable door out to the garden.

Upstairs is the front aspect bedroom with built in storage and airing cupboard. There is another double bedroom with a rear aspect window. The stylish modern bathroom, with a white suite, finishes off the first floor.

From the landing, stairs rise to the second floor where a spacious bright double bedroom can be found with large windows, giving a great view.

## Outside

The property has a paved front garden.

At the rear is an attractive approx. 70ft fence enclosed garden, which is laid out in two areas. Starting with a side patio area, ideal for alfresco dining, then an opening through to a large area of laid lawn with well stocked borders and at the rear is a large, detached workshop and a brick-built BBQ.

## Workshop 23'0 ft x 9'10 ft

Fully secure with an alarm. There is an electrical supply, so ideal for use as a workshop or even as a home office because of own wired internet and wi-fi connectivity, or just simply for storing garden tools and equipment. Also adjacent is a 6x1 x 1m log storage area.

## Location

This property is a short walk of Dorking town which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking railway station (London Victoria and London Waterloo in approx. 50 minutes) being within close proximity (1 mile). 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 Boxhill (National Trust) and is ideal for the walking and riding enthusiast and Denbies, England's largest vineyard, where they run daily tours.

**VIEWING** - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

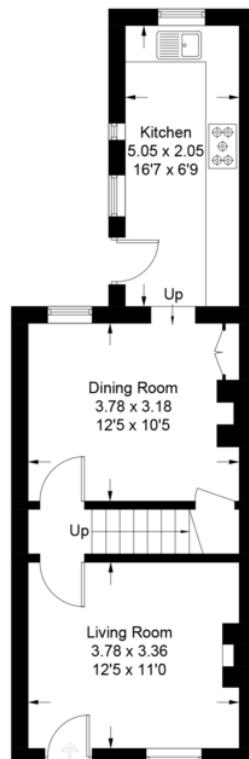
**FIXTURES & FITTINGS** - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.



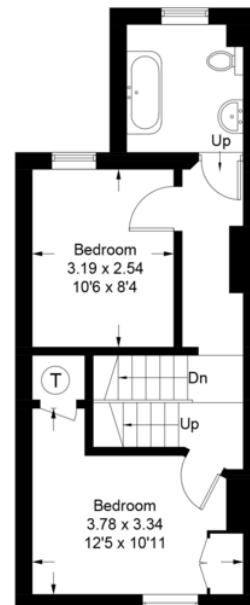


# Leslie Road, RH4

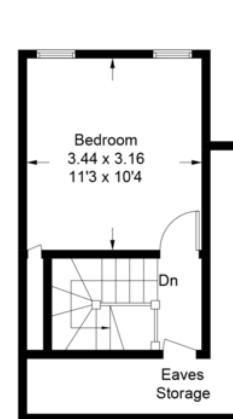
Approximate Gross Internal Area = 91.4 sq m / 984 sq ft  
 Eaves Storage = 5.7 sq m / 61 sq ft  
 Outbuildings = 21.0 sq m / 226 sq ft  
 Total = 118.1 sq m / 1271 sq ft



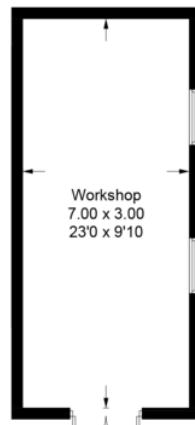
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuildings**  
(Not Shown In Actual Location / Orientation)



## CONTACT

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

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)  
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 01306 776674

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 D

## TENURE

Freehold

## LOCAL AUTHORITY

Mole Valley District Council

Very energy efficient - lower running costs

