



Ashcombe Road, Dorking

Guide Price £850,000

EPC Rating '39'

- THREE BEDROOMS
- NO ONWARD CHAIN
- DRIVEWAY PARKING & GARAGE
- THREE RECEPTION ROOMS
- POTENTIAL TO UPDATE AND EXTEND STPP
- ENCLOSED REAR GARDEN
- CLOSE TO THE ASHCOMBE & ST MARTINS SCHOOL
- KITCHEN & UTILITY ROOM
- SHORT WALK TO DORKING TRAIN STATION & THE HIGH STREET
- CLOSE TO GREAT COUNTRYSIDE WALKS ACROSS DENBIES & RANMORE



An exciting opportunity to buy this attractive three-bedroom family home, situated on the very popular Ashcombe Road, close to train stations, The Ashcombe and St Martins Schools. Coming to the market for the first time since the 1980's, this spacious home has been very well loved over the years and now offers the opportunity for full modernisation and extending STPP. *NO ONWARD CHAIN*

With its flexible layout being one of many advantages to this home, the ground floor accommodation begins in the entrance hall, with downstairs cloakroom and hallway which leads into a well-proportioned kitchen/breakfast room with plenty of base and eye level cabinets, a gas cooker, white goods and a compact breakfast bar for those busy weekday mornings. The kitchen also boasts a walk-in larder and separate utility room which can be accessed from the front and rear of the property and leads directly onto the single garage. Downstairs also offers a separate dining room and impressive 17' x 12' living room which leads down to a sunroom with large triple aspect views out to the enclosed garden and picturesque views beyond. This wonderful addition to the downstairs accommodation fills the whole ground floor with light and sense of warmth. A patio door provides direct access to the garden.

A bright and spacious landing leads onto the master bedroom, which is an excellent size with its built-in overhead storage, separate built-in storage, dual aspect views and ample room for a king size bed and freestanding furniture. Another advantage to this room is the large storage cupboard that could be converted into an en-suite shower room if desired. The second and third bedrooms are both a good size, boasting fitted storage and benefitting from the large windows and wonderful views. The spacious family bathroom offers the opportunity to modernise and a separate built-in storage unit on the landing completes the first-floor accommodation.

Outside space

A private driveway with off-street parking for two cars leads up to this beautiful tile-hung detached property, with single garage and rear access via the utility room. The front garden is enclosed by mature hedging and could provide additional parking if required.

The south-east facing rear garden is an excellent size, split across two levels. Level with the house is a private patio which can be accessed from the sunroom. With enough room for a table and chairs, this space is perfect for alfresco dining or catching the last of the evening sun. Opposite is another seating area and freestanding summerhouse/shed which leads down to the lawned garden offering a selection of mature trees, shrubs and meadow flowers. The property backs onto the Ashcombe School recreational grounds and benefits from the ongoing views of the Meadowbank Park and the hills beyond, making this an ideal home for a growing family.

Location

Located in the picturesque market town of Dorking, which is surrounded on 3 sides by the Surrey Hills Area of Outstanding Natural Beauty, Dorking Town offers an excellent selection of independent shops, cafes and restaurants, with West Street a step back in time for antique lovers and those with a keen eye for the unusual. Dorking also boasts fantastic recreational facilities for both adults and children. Meadowbank Park offers the chance to relax and unwind and the weekends see the local football team Dorking Wanderers raise local spirits. Only 21 miles from the bustle of London, Dorking is a commuter's paradise with this property only 0.4 miles from both Dorking Main and Dorking Deepdene station, with direct links to London Victoria and London Waterloo Approx. 55 mins away. Access to the M25 is within 10 miles (joining at junction 10) which provides access to both Heathrow and Gatwick airport and local bus services run throughout the year. Local attractions include Denbies Vineyard, Box Hill National Trust, Ranmore Common and Leith Hill, with wonderful nature walks, perfect for hikers, mountain biking and leisurely Sunday dog walks.

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

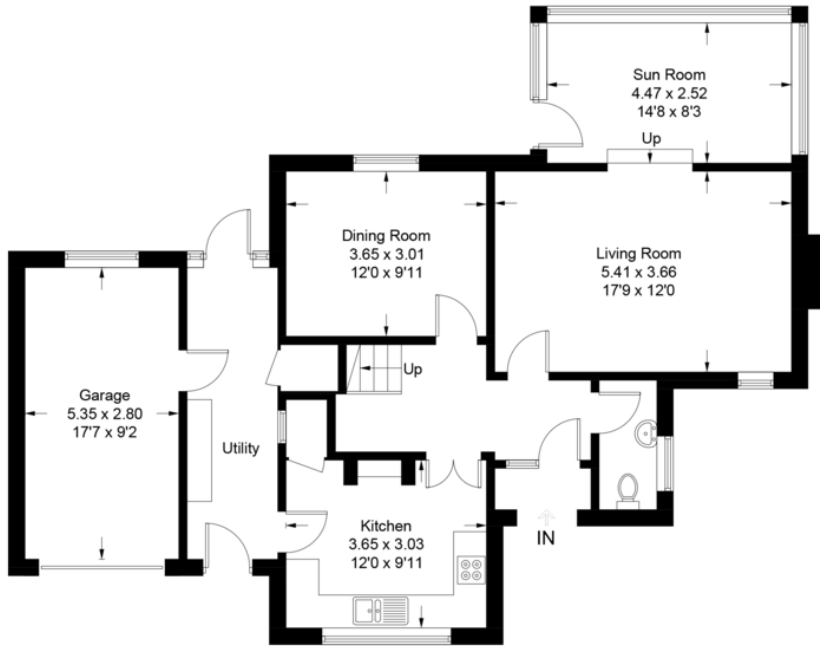
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.

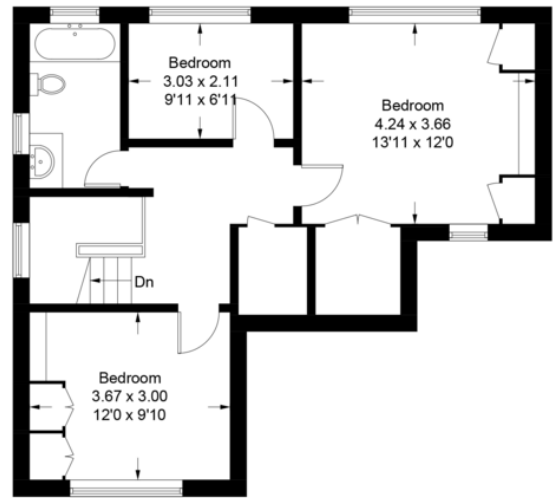


Ashcombe Road, RH4

Approximate Gross Internal Area = 151.6 sq m / 1632 sq ft
(Including Garage)



Ground Floor



First 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. (ID950185)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band F

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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