



## Masons Paddock

Dorking

**Guide Price £625,000**

### Property Features

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- THREE/FOUR BEDROOM HOME
- ROOF TERRACE WITH VIEWS
- MODERN FAMILY BATHROOM
- INTERNAL GARAGE
- BEAUTIFULLY PRESENTED
- OVER 1,200 SQ/FT
- OFF STREET PARKING
- SECLUDED LOCATION
- WITHIN WALKING DISTANCE OF DORKING HIGH STREET AND STATIONS
- CLOSE TO MILES OF STUNNING COUNTRYSIDE



# Full Description

Beautifully presented and decorated to a high standard, this 3/4 bedroom extended family home enjoys elevated views across Dorking, while being nestled within a secluded location just a short distance from the mainline stations, popular local schools, High Street and miles of open countryside. This stunning home spanning across three floors, provides a spacious and versatile living space for modern family living.

The front door opens into an inviting entrance hall with warmly toned wood flooring that flows throughout the ground floor accommodation. The living room is an impressive 15'3ft x 10ft providing ample space for comfortable seating and relaxation, and effortlessly flows into a stylish kitchen/diner. This space is flooded with natural light, by way of two skylights and the rear sliding doors, creating a warm and inviting atmosphere, ideal for spending quality time with family and friends. The kitchen has been fitted with a modern, high gloss range of base and eye level cabinetry, complemented by plenty of worktop space and room for all the expected appliances. Furthermore, the property benefits from an abundance of storage space, including an internal garage and separate cupboard located on the ground floor, and a W/C.

Stairs rise to the first floor which provides access to two spacious bedrooms, each decorated in a stylish and contemporary colour scheme. The master bedroom is a generous 15'6ft x 9'11ft, including wall-to-wall fitted wardrobes and a pretty rear aspect. The second bedroom is currently laid out as an additional reception room, but is an impressive double with plenty of space for wardrobes. Servicing all bedrooms is a modern family bathroom, complete with a three-piece bath and shower suite.

A further flight of stairs leads to the second floor with two bedrooms, both offering plenty of natural light and ample storage space. Another standout feature this home is the roof terrace, which offers far-reaching views of the surrounding area and is a perfect spot for relaxing on a warm day. Additionally, there is a large cupboard housing the combi-boiler which, with some reconfiguration, could be converted into a shower room.

## Outside

One of the highlights of this home is the pretty courtyard garden, boasting an established wisteria and an array of mature plants and flowers. The tranquil space is perfect for entertaining guests, hosting summer barbecues or simply enjoying a quiet evening under the stars.

To the front, there is a driveway providing convenient off-street parking for one vehicle. Additionally, there is plenty of street parking, ideal for visitors.

## Tax Band E

**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.

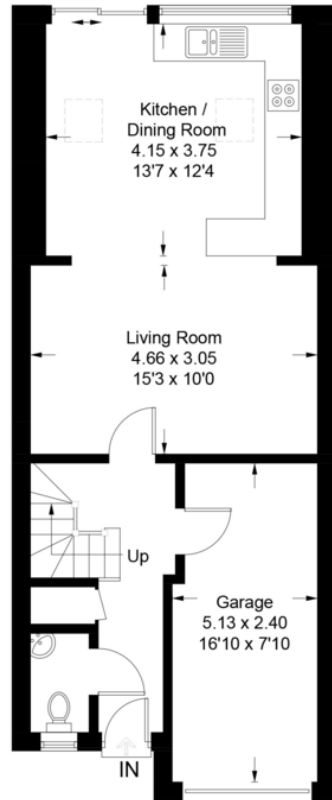
**MISREPRESENTATION ACT** - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.



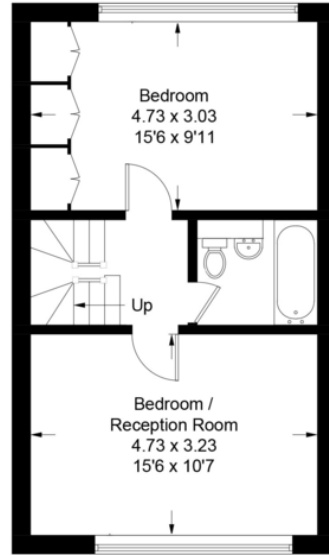


# Masons Paddock, RH4

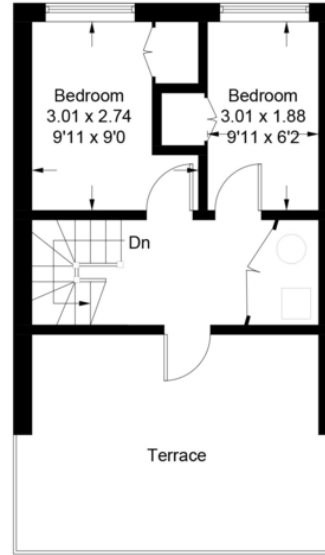
Approximate Gross Internal Area = 115.0 sq m / 1238 sq ft



**Ground Floor**



**First Floor**



**Second 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. (ID940394)

### COUNCIL TAX BAND

E

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### CONTACT

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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only 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

