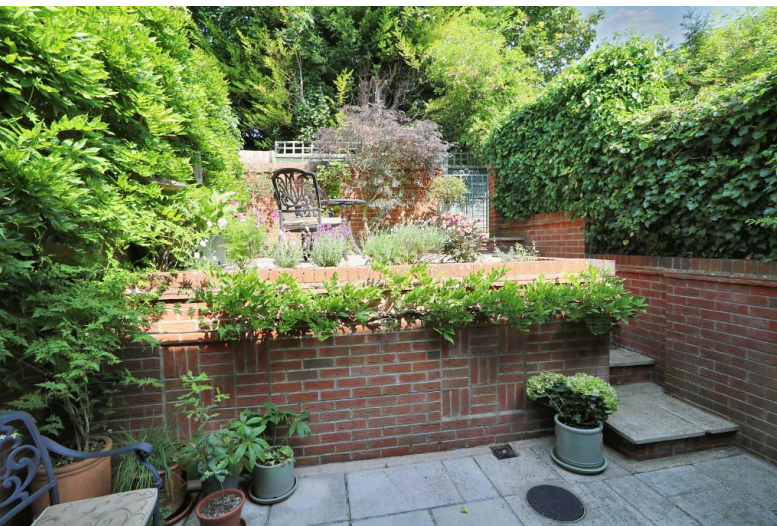




Masons Paddock, Dorking

Guide Price £575,000

- 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
- EPC Rating '64'



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.

Council Tax & Utilities

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

N.B- The main roof and extension roof have been recently replaced.

Location

The property is located on the edge of Ranmore, with a nearby footpath providing convenient access to some of Surrey's finest and unspoilt countryside, as well as being a short walk to Denbies Vineyard (England's largest vineyard), making this property ideal for dogwalkers and families. It is also within walking distance of Dorking town centre, local schools and mainline train stations. Dorking 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 approximately 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 Box Hill (National Trust) - ideal for walking and riding enthusiasts.

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

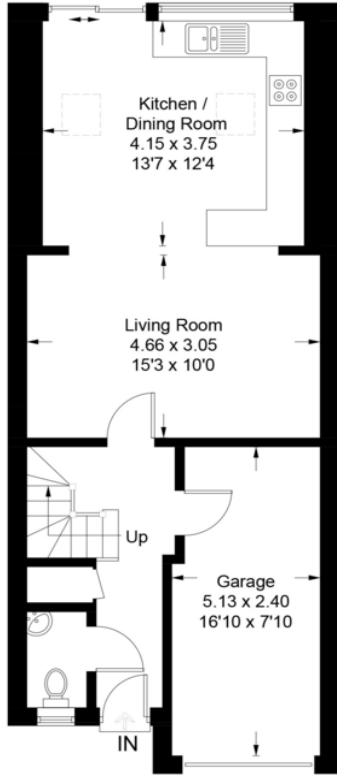
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.

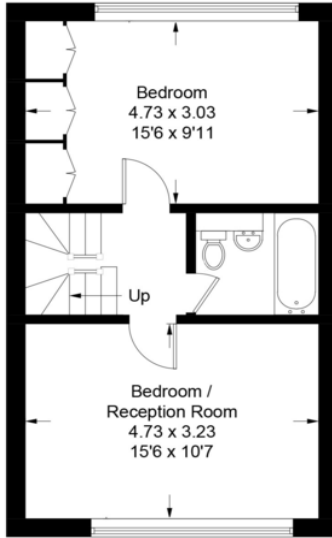


Masons Paddock, RH4

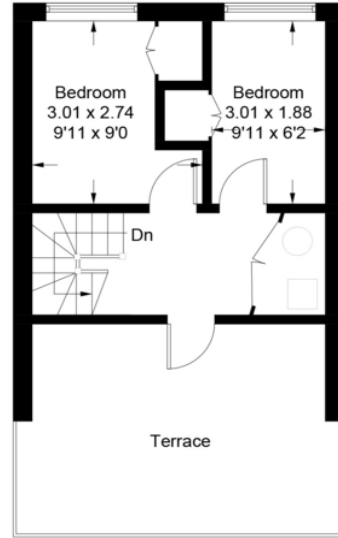
Approximate Gross Internal Area = 115.0 sq m / 1238 sq ft



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)

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		

COUNCIL TAX BAND

Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
 01306 776674

