

Sondes Farm, Glebe Road

Dorking

Guide Price £650,000

Property Features

- NO ONWARD CHAIN
- 21FT LIVING ROOM
- TWO BATHROOMS
- EXCLUSIVE OVER 55'S DEVELOPMENT
- 2/3 DOUBLE BEDROOMS
- CLOSE TO DORKING TOWN CENTRE
- ALLOCATED PARKING
- MODERN KITCHEN
- COMMUNAL GARDENS
- CLOSE TO STUNNING COUNTRYSIDE



Full Description

NO ONWARD CHAIN An exciting opportunity to purchase this updated, flexible and spacious 2/3 bedroom mid-terrace property located within the quiet and highly sought after Sondes Farm, an exclusive over 55's development on the outskirts of Dorking town centre.

The property begins at the private door which leads into the spacious hallway with conveniently located built-in floor to ceiling storage and access to all of the ground floor accommodation. Opposite is the recently refurbished kitchen which offers a good number of sleek, white, eye level and base cabinets, fully integrated microwave, gas oven and hob, dishwasher and fridge/freezer. In addition to this there is a convenient breakfast bar which is complimented by plenty of worktop space for all the modern appliances. The hallway continues into the generously proportioned lounge with a traditional fireplace and French doors which leads out to the private patio area overlooking the pretty communal garden. The large window floods the room with natural light and creates a warm and homely feel. This room could easily fit a dining room table and chairs if desired to free up the separate dining room to utilise as a home office, playroom or as an additional bedroom. The downstairs shower room is opposite, with white toilet, sink and large shower which could function as a private bathroom should an additional bedroom be required.

Upstairs, the front aspect master bedroom leads off the main landing and boasts plenty of built-in storage, with room for a king-sized bed and additional freestanding storage. The large triangular window makes a wonderful feature and provides lots of natural light. In addition, this room boasts an extra utility/storage room, the current owners have conveniently placed their washing machine and tumble dryer inside, but it could simply be used as a walk-in wardrobe. Bedroom two is a generous double with space for freestanding furniture. Finishing off the upstairs accommodation is the modern family bathroom with three-piece white suite and practical tiled flooring.

Located off the residential Glebe Road, this property is set in a pretty courtyard with a small area of lawn and mature trees and shrubs carefully planted to create a sense of privacy from the other houses. The enclosed South-West facing communal garden at the back of the property is laid to lawn with a selection of mature hedging and trees to create shade and interest. French doors from the lounge lead out to the private patio with space for a bistro table and chairs to take in the wonderful surrounding views. This property comes with allocated parking for one car. There are also visitor spaces around the development for guests.

Lease information

The property is leasehold with 90 years remaining and a service charge of £4104, paid bi-annually. The ground rent for the first 25 years at £100 per annum, the next 25 years (current period) at £175,00, the next 25 at £250 etc. Full information is available upon request. The service charge is reviewed every year. COUNCIL TAX BAND E

Location

Situated on the outskirts of Dorking Town centre which offers an excellent selection of independent shops, cafés 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 a number of recreational facilities for both adults and children. Meadowbank Park offers the chance for individuals and families to relax and unwind all year round with Dorking Wanderers Football Club stadium within walking distance. Dorking Halls frequently hosts an eclectic mixture of live events, cultural theatre and digital cinema and is conveniently located next to Dorking Sports Centre with facilities which include a state of the art gym, sports hall, health suite, swimming pool as well as a café and creche. Only 21 miles from the bustle of London, Dorking is ideal for commuters, with this property only a 15-minute walk from both Dorking Main and Dorking Deepdene station, which provide direct links to London Victoria and London Waterloo approx. 55 minutes away. Access to the M25 is within 10 miles (joining at junction 9) which provides access to both Heathrow and Gatwick airport and local bus services run throughout the year. Dorking is spoilt when it comes to stunning countryside and boasts The Nower, Leith Hill and Box Hill National Trusts, Ranmore Common and Denbies Wine Estate a stone's throw away, perfect for nature walks, dog walking, hiking and wildlife spotting.

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 check the measurements.





Sondes Farm, RH4

Approximate Gross Internal Area = 143.9 sq m / 1549 sq ft



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. (ID962458)

COUNCIL TAX BAND E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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