

## London Road, Mickleham

Guide Price £550,000

- THREE BEDROOMS
- CLOSE TO STUNNING COUNTRYSIDE
- PERIOD FEATURES
- POTENTIAL TO EXTEND STPP
- KITCHEN/DINER
- LARGE GARDEN
- OFF STREET PARKING
- BRIGHT YET COSY SITTING ROOM

EPC Rating '44'

- SHORT DRIVE TO DORKING AND LEATHERHEAD
- CLOSE TO ST MICHAELS SCHOOL



A charming three bedroom semi-detached Victorian property situated within the picturesque village of Mickleham, at the foot of Box Hill, between Dorking and Leatherhead. This home offers plenty of original period features including exposed beams, brick fireplaces as well as providing spacious accommodation and a wonderful garden. Situated close to stunning countryside walks, two public houses, cafe and St Michaels C of E School.

The property starts with a private front door opening into the spacious hallway providing access to all the ground floor accommodation. The lounge sits at the front of the property which boasts an original Victorian feature fireplace and wooden sash windows. This space has a cosy feel to it and makes a wonderful place to relax and unwind. The kitchen/diner sits at the back of the property and overlooks the picturesque garden. The kitchen has a range of bespoke fitted base and eye level units, electric Evertot cooker and space for freestanding appliances. A breakfast bar creates separation between the kitchen and dining room which is large enough for a dining table and chairs and has ample built in storage. A second brick fireplace and original wooden beams add a real sense of period charm and the large wooden windows flood both rooms with plenty of natural light. From the kitchen, stairs lead down to the large cellar which feature windows that bring in natural light. Used by the current owner as a utility and storage room, this space is a wonderful addition to the property and provides ample storage.

Stairs rise to the upstairs accommodation, which has a bright and spacious landing. The large master bedroom sits at the front of the property and has room for a king size bed and space for free standing furniture. The two remaining bedrooms sit at the back of the property, overlooking the delightful garden with the single bedroom currently set up as a home office. Each of the bedrooms are bright and airy thanks to the large original sash windows which flood the whole upstairs accommodation with light. The family bathroom which comprises of a white three-piece suite finishes off the upstairs accommodation.

#### Outside

This property has the huge advantage of its own allocated parking space with space for two cars at the top of the rear garden. The enclosed front garden provides gated access and is shielded from the main road by mature hedges and trees, which create a sense of privacy. The back garden is mostly laid to lawn, with a wonderful selection of fruit trees and a vegetable patch. There is a patio area large enough for a table and chairs, which can be accessed directly off the kitchen to enjoy alfresco dining in the warmer months.

#### Location

Laurel Cottage is positioned within the picturesque village of Mickleham, known as an 'Area of Outstanding Natural Beauty', at the foot of the famous Box Hill. The village itself is over 500 years old with plenty of history and an established friendly community offering St. Michael and All Angels Church mentioned in the Domesday Book, two highly regarded public houses including the famous Running Horses, recreational and educational amenities with both St Michael's C of E Aided Infant School and the highly regarded Box Hill private school within short walking distance. Between Dorking and Leatherhead are just a short drive away offering a comprehensive range of shopping, social, recreational, and educational amenities. A bus runs past the property to Leatherhead railway station every hour and on the same schedule to Dorking railway station. Box Hill & Westhumble railway station offers a service to both London Victoria (approx. 53 minutes) and London Waterloo (approx. 57 minutes). There are also very regular trains from Leatherhead (every 20 minutes). The M25 is accessed 3.5 miles to the north via the A24 to Leatherhead Junction 9.

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

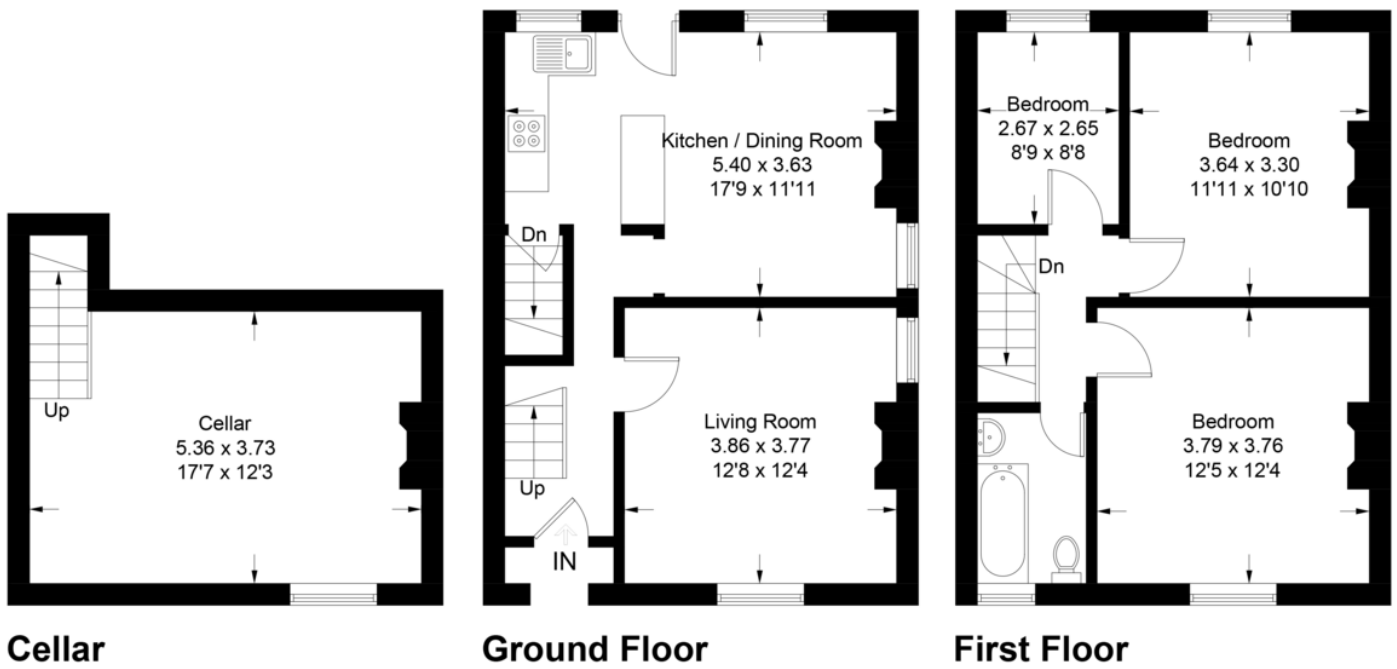
**FIXTURES & FITTINGS** - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

**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.



## London Road, RH5

Approximate Gross Internal Area = 81.1 sq m / 873 sq ft  
 Cellar = 21.1 sq m / 227 sq ft  
 Total = 102.2 sq m / 1100 sq ft



Cellar

Ground Floor

First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	44 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

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