



## Ashurst Drive, Box Hill

- NO CHAIN
- SURROUNDED BY STUNNING COUNTRYSIDE
- BOX HILL VILLAGE
- LOTS POTENTIAL TO UPDATE & EXTEND STPP
- LARGE REAR GARDEN
- GARAGE
- GATED DRIVEWAY
- SHORT DRIVE TO DORKING, REIGATE & TADWORTH

## Offers In Excess Of £700,000

EPC Rating '64'

- SHORT DRIVE TO BETCHWORTH TRAIN STATIONS SHORT WALK TO LOCAL SHOPS & PUBLIC HOUSES
- SHORT WALK TO LOCAL SHOPS & PUBS



**\*NO ONWARD CHAIN\*** An exciting opportunity to purchase a detached bungalow with an amazing plot and offers plenty of potential for a new owner to update and extend STPP. Situated within a semi-rural, tucked away position at the top of Box Hill considered to be an area of outstanding natural beauty.

The accommodation begins in the covered porch before opening through into the entrance hallway which in turn provides access to all the accommodation and useful storage cupboard. The rear aspect living room is a well-proportioned room. Next is the updated front aspect kitchen which offers a range eye and base level units, range of fitted appliances and benefits from a side door opening into the garden. Bedrooms one and two are situated across the hall and are both spacious doubles. Completing the accommodation is the bathroom and separate cloakroom.

#### Outside

To the front there is a gated driveway offering parking for several cars in front of the garage before a pathway leads to the porch.

The enclosed back garden is an extensive size mainly lawn with an array of mature trees and shrubs.

#### Garage

There is a detached garage with power and lighting offering further parking for two cars.

#### Location

The property is situated along the highly sought after Ashurst Drive, a tree lined road nestled within Box Hill set high up in the glorious North Downs considered to be an area of outstanding natural beauty. The area is primarily owned by the National Trust and includes 7 countryside walks, just moments away from the property offering fantastic opportunities for cycling, walking and riding enthusiasts with extensive bridleways accessed nearby. Box Hill village offers a range of amenities including a restaurant, gastro pub 'The Tree', local shops, village hall and doctor's surgery, whilst more comprehensive shopping/recreational/educational facilities can be found in the nearby towns of Dorking, Leatherhead, Epsom, Reigate and Tadworth. Communication links to the area are excellent with the M25 giving access to London and the motorway network (access via junction 8 Reigate or junction 9 Leatherhead), whilst Epsom, Leatherhead and Dorking have mainline stations providing regular services to London Waterloo and Victoria. The general area is famous for its outstanding countryside, with breath-taking views which can be enjoyed from Box Hill viewpoint and even hosted the Olympic Cycle race in 2012. In addition, the Denbies Estate (England's largest vineyard) is situated at the bottom of Box Hill offering further walks and recreational facilities.

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

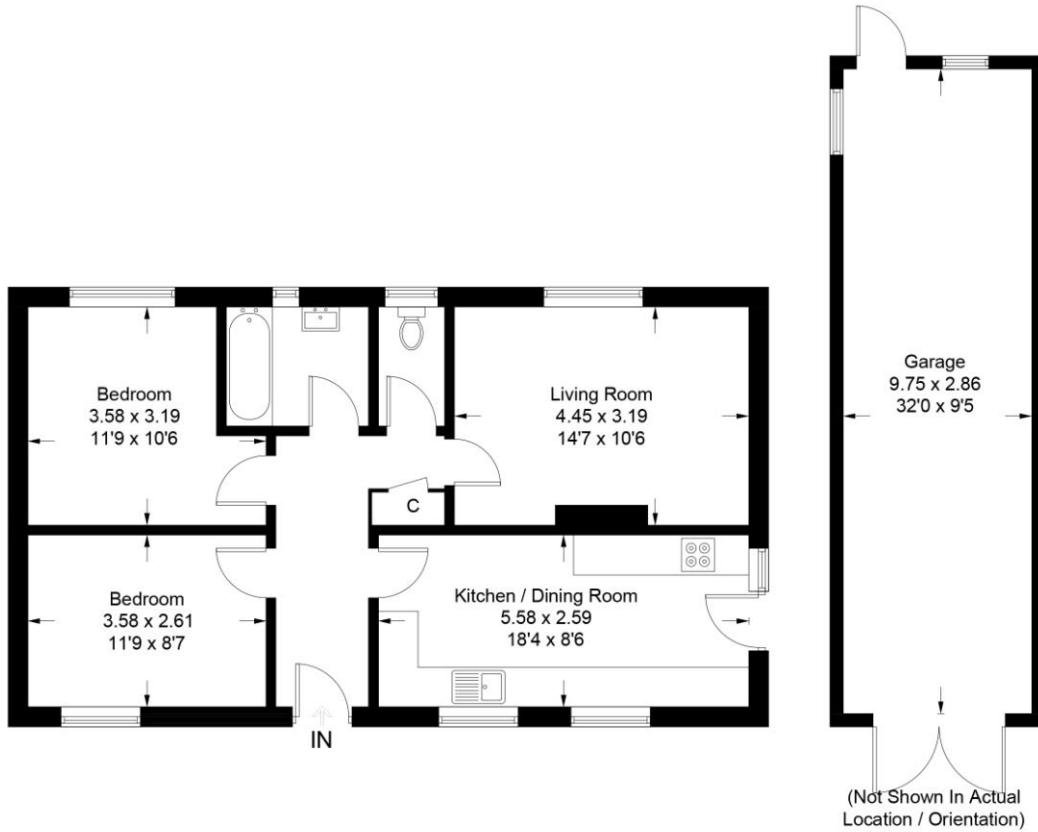
**FIXTURES AND FITTINGS** - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

**MISREPRESENTATION ACT** – These particulars are for guidance only and do not form any part of any contract.



# Ashurst Drive, KT20

Approximate Gross Internal Area = 66.2 sq m / 712 sq ft  
 Garage = 27.8 sq m / 299 sq ft  
 Total = 94.0 sq m / 1011 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. (ID975254)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 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

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