



Chartwood Place, Dorking

Guide Price £550,000

EPC Rating '72'

- FOUR BEDROOMS
- FAMILY BATHROOM
- COURTYARD GARDEN
- GATED ACCESS
- SPLIT ACROSS THREE LEVELS
- LARGE DINING/SITTING ROOM
- TOWN CENTRE LOCATION
- CLOSE TO STUNNING COUNTRYSIDE
- OFF STREET PARKING FOR TWO VEHICLES
- SPACIOUS FAMILY BATHROOM



NO ONWARD CHAIN A 4 bedroom town house offering flexible accommodation over three floors, featuring an enclosed courtyard garden and car port. Located in a popular gated development in the centre of Dorking, within walking distance of the High Street and train stations.

The spacious entrance hallway provides access to the ground floor accommodation, a downstairs cloakroom and stairs to the first floor. The rear aspect living/dining room is a flexible space for entertaining family and friends, with French doors opening in to the courtyard garden. The kitchen/breakfast room features a range of base and eye level units, complemented by ample worktop space and a selection of integrated appliances.

Stairs rise to the first floor which provides access to two spacious rooms. The first bedroom has been used as an additional reception room by the current owner but could be an impressive double with plenty of space for freestanding wardrobes. The other rear aspect bedroom is currently used as a study but has floor to ceiling built in storage. Servicing these rooms 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 further bedrooms, both offering plenty of natural light. The master bedroom is a generous 14ft x 14ft, including fitted wardrobes and ensuite shower room. There is another rear aspect double bedroom.

Outside

There is a rear courtyard garden which is a low maintenance tranquil space - perfect for entertaining guests or outdoor dining. To the front (within a block of three), there is a car port (the central bay in front photograph) providing convenient off-street parking for one vehicle and a second vehicle immediately in front. Additionally, there are some visitor parking spaces available. Council Tax band E.

PLEASE NOTE – There is a service charge to maintain the communal area, which was £647 for the year ending June 2023. There is a charge of £100.00 to cover the expenses associated with transferring the ownership of the one share of the Chartwood Place Residents Association Ltd. Also there is a 'no pets' rule.

Location

Chartwood Place is a small gated development and well sought after due to being close to all of Dorking's amenities. Dorking town offers a comprehensive range of shopping, social, recreational, and educational amenities with facilities for the commuter from one of three railway stations. All of Dorking railway stations are within walking distance, offering services to Gatwick, Guildford, London Victoria and London Waterloo. 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 the walking and riding enthusiast, plus the Denbies Estate (England's largest vineyard).

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

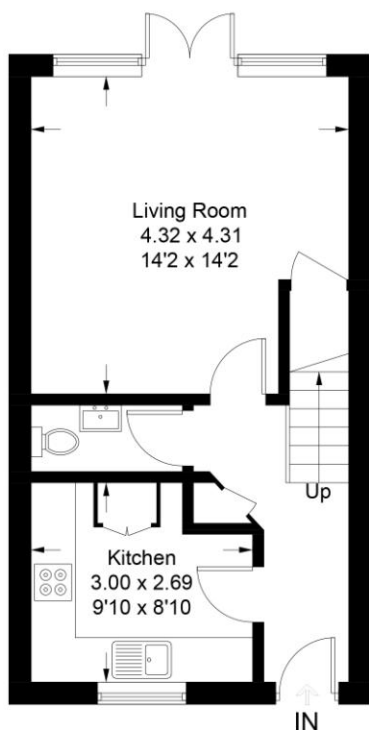
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.

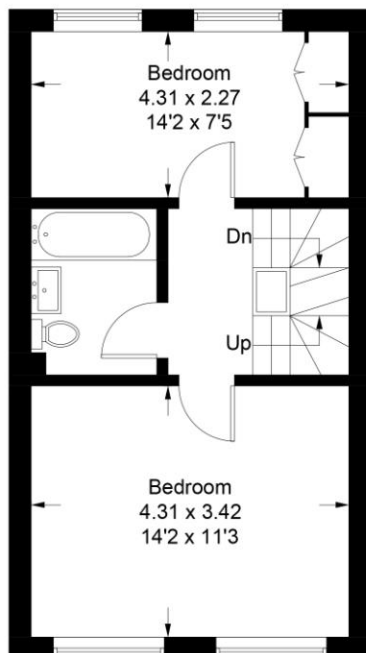


Chartwood Place RH4

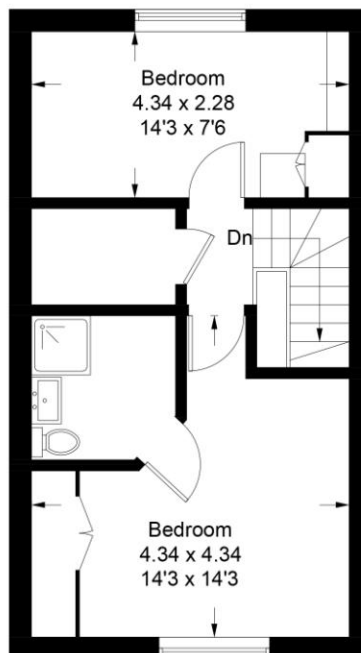
Approximate Gross Internal Area = 106.1 sq m / 1142 sq ft



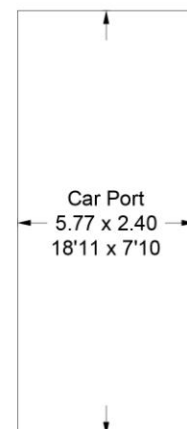
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

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. (ID975247)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 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



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