



St. Pauls Road West

Dorking

Guide Price £1,195,000

Property Features

- DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- 26 FT OPEN PLAN KITCHEN / DINING ROOM
- FLEXIBLE ACCOMMODATION
- DORKING TOWN CENTRE LOCATION
- ST PAULS PRIMARY SCHOOL CATCHMENT
- LARGE ENCLOSED GARDEN
- DRIVEWAY PARKING
- SHORT DRIVE TO TRAIN STATIONS AND MEADOWBANK PARK
- CLOSE TO STUNNING COUNTRYSIDE WALKS



Full Description

A beautifully finished, four double bedroom, three-bathroom, detached family home, split across three levels with a large-enclosed garden, off street parking and located on the sought after St Pauls Road West, within walking distance of St Pauls C of E primary school, Dorking town centre and a short drive to Dorking train stations.

As soon as you step into this wonderful family home you are welcomed with a warm, friendly feeling, which continues throughout the house. The large entrance hall provides access to all of the downstairs accommodation, including the downstairs cloakroom and benefits from wooden flooring which continues through into the kitchen/ dining room. This room has been recently renovated to a very high standard with a good number of base level units, worktop space and integrated appliances. Patio doors which span most of the back wall create a bright and spacious feel whilst providing wonderful views out to the garden. There is space for a dining table and chairs to enjoy meals with the family as well as an informal family area with room for sofas and freestanding furniture/TV to relax and socialise. Off the kitchen there is a useful utility room and access to the side of the property. The separate front aspect living room is a bright yet cosy room thanks to the large window and has a feature fireplace.

Stairs rise to the first-floor accommodation which comprises of a landing area with floor to ceiling storage and three good sized double bedrooms which includes the main bedroom. This room benefits from floor to ceiling wardrobes and an en-suite shower room which has been tiled for a clean and practical feel. The family bathroom is bright and spacious and comprises of a white three-piece bathroom suite which includes a bath and overhead shower and heated towel rail. Stairs rise to the second floor which has the fourth bedroom and en-suite shower room. There is plenty of eaves storage and a large skylight which provides this room with lots of natural light.

Outside

A paved driveway with space for two cars runs alongside an area of lawn which has a selection of shrubs and mature trees. Side access down both sides of the property provide access to the rear garden.

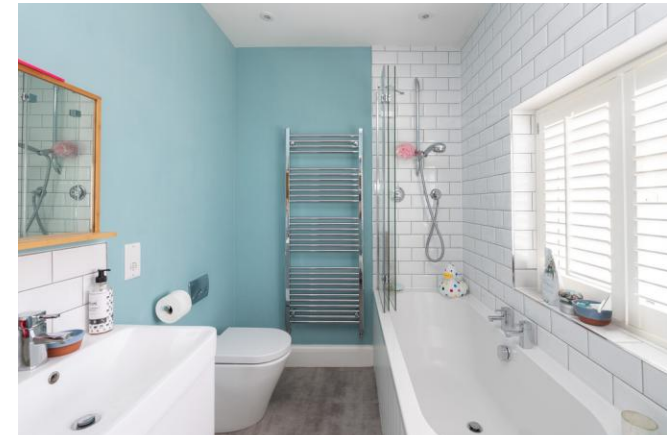
The large enclosed south facing garden is a real wow factor and laid out in three key areas which starts with a decking area with space for a dining table and sofas as well as a separate seating area to relax and enjoy the warmer weather. Steps rise to an area of lawn which leads to a secret garden that is hidden behind a row of silver birch trees. This shingled area has space for further seating and boasts two sheds and a log store. The whole garden is lined with mature trees from the neighbouring properties which provides a sense of privacy and seclusion.

Location

The property is located on the sought after St Pauls Road West, a short walk from St Pauls C of E primary school, which has an OFSTED outstanding rating. Situated on the edge of some of Surrey's finest and unspoilt countryside, it is a stone's throw from Glory Wood and Devil's Den and within walking distance of Dorking Town centre. The town of Dorking lies within 0.5 miles and provides good shopping, recreational and educational facilities together with a mainline station (London Waterloo and London Victoria approx. 55 mins). There are also easy road links to the M25, Gatwick and Heathrow airports and London City centre. The general area around is highly regarded for its outstanding countryside.

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.





St Pauls Road West RH4

Approximate Gross Internal Area = 152.8 sq m / 1645 sq ft
 Reduced Headroom / Eaves = 19.6 sq m / 211 sq ft
 Workshop = 10.0 sq m / 108 sq ft
 Total = 182.4 sq m / 1964 sq ft



= Reduced headroom below 1.5m / 5'0"



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. (ID987239)



COUNCIL TAX BAND

Council Tax Band G

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

