

Chalkpit Terrace, Dorking

OIEO £450,000

EPC Rating 'D'

- 1920's CHARACTER HOME
- TWO DOUBLE BEDROOMS
- SPACIOUS KITCHEN/DINER
- COSY LIVING ROOM WITH LOG BURNER
- ADDITIONAL RECEPTION ROOM & STUDY
- POTENTIAL TO CONVERT LOFT STPP
- NEUTRAL FAMILY BATHROOM
- OFF STREET PARKING
- LOW MAINTENANCE REAR GARDEN
- WITHIN CLOSE WALK OF DORKING & MAINLINE TRAIN STATIONS



Presented beautifully, this charming 1920's residence boasts two double bedrooms and is conveniently situated within a short stroll of Dorking Town Centre, Denbies Vineyard and the mainline train stations. The property offers the added benefit of highly sought after off-street parking and a low maintenance rear garden, while providing plenty of potential to extend (STPP).

Upon entering through the front door, you are welcomed into a well-laid-out hallway providing access to all the ground floor accommodations. The living room exudes a cosy and characterful ambiance, featuring a wood-burning stove and a bay window that adds to its charm. Adjacent to the living room is a versatile space, currently used as a study but easily adaptable to suit various needs, such as a home office, playroom, or even a bathroom. This transformation would allow the existing first floor bathroom to be converted into an additional bedroom, adding versatility to the property. Moving on, you'll find another living area with log burner and fitted storage cupboards, that leads to the extended kitchen/dining room. This area is thoughtfully designed, featuring a range of neutral base and eye-level units, ample worktop space and provisions for various appliances. Natural light fills the room through a roof window and double French doors, seamlessly connecting the indoor space to the delightful rear garden. The possibility exists to restore the downstairs WC, conveniently accessible from the hallway, which is currently being utilised as storage. The necessary waste and water connections are readily available for this purpose.

Ascending the stairs to the first floor, you'll discover two generously proportioned double bedrooms featuring original cast iron fireplace surrounds and plenty of space for freestanding furniture. Abundant storage is available in the loft, and, similar to neighbouring properties, there is potential to convert it into an extra bedroom if desired (subject to planning permission). Completing the internal layout is the tastefully decorated neutral family bathroom.

Outside

The property offers the convenience of off-street parking for one vehicle and side access to the rear garden. The garden itself has been carefully planned to require low maintenance, presenting a charming patio area ideal for outdoor entertaining. Additionally, there is an outbuilding that could be converted into a lovely summerhouse or home office with the possibility of being supplied with power.

Location

The property is located on the edge of some of Surrey's finest and unspoilt countryside, within easy walking distance of Dorking town centre and mainline railway stations, while Denbies Estate (England's largest vineyard) and the historic Pilgrims Way footpath are just a few minutes' walk away. Dorking offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking railway station (London Victoria and London Waterloo in approximately 50 minutes) being within close proximity (1 mile). 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.

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

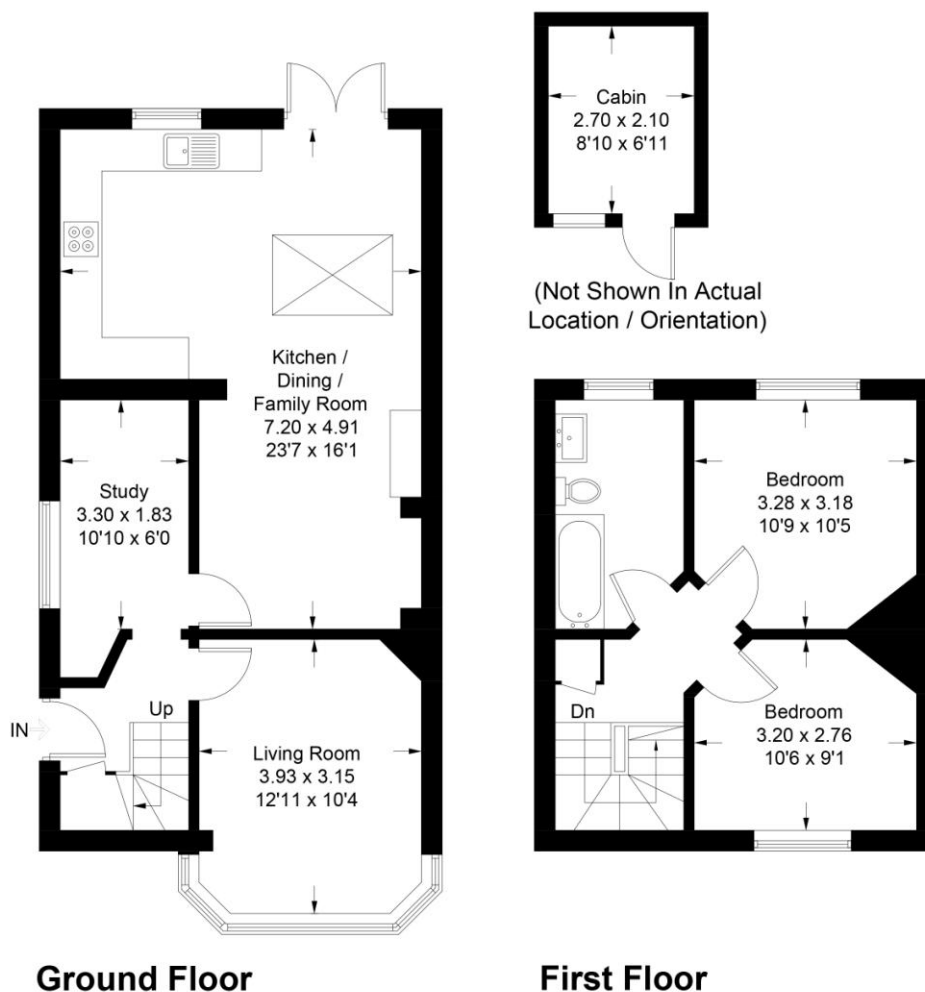
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.



Chalkpit Terrace, RH4

Approximate Gross Internal Area = 88.7 sq m / 955 sq ft
 Outbuilding = 5.7 sq m / 61 sq ft
 Total = 94.4 sq m / 1016 sq ft



Ground Floor

First 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. (ID993591)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 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

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