



## Downsview Gardens

Dorking, Surrey

**Guide Price £995,000**

### Property Features

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- FIVE BEDROOMS
- FABULOUS KITCHEN/DINING ROOM
- SPACIOUS SITTING ROOM
- STUDY
- TWO BATHROOMS
- LIGHT, AIRY AND SPACIOUS ACCOMMODATION
- FANTASTIC VIEWS
- SINGLE GARAGE
- PRIVATE REAR GARDEN
- SECURE GATED DEVELOPMENT
- ST PAULS SCHOOL CATCHMENT



# Full Description

**\*ST PAUL SCHOOL CATCHMENT\*** An extremely spacious, five double bedrooms, two-bathroom, detached family home, with a large garden and garage/ utility room. Set in a secure gated development, within walking distance of the town centre and offering stunning views of Ranmore.

The property starts in the hallway which has useful floor to ceiling storage and access to all downstairs accommodation. To the front of the property is the bright, modern kitchen with a fitted island, a good number of eye level and base units, worktop space and plenty of room for a large dining table and chairs. Next is the downstairs cloakroom and access to the single garage/utility room. The 20 ft open plan sitting/dining room is an impressive space and benefits from large sliding doors which open out to the garden and floods this room with lots of natural light. To the side of the sitting room is a useful study. The whole of the downstairs accommodation benefits from wooden flooring throughout, creating a warm and practical feel.

Upstairs comprises of a master bedroom with modern shower room, four further double bedrooms, and a good-sized family bathroom with white three-piece suite comprising of a fitted bath and handheld shower.

## Outside

The property is accessed via a gated entrance. A path leads to the front of the property with mature hedges which create a sense of privacy from the road. The enclosed rear garden is mostly laid to lawn with a large decking area that has space for a dining table and chairs to enjoy alfresco dining in the warmer months whilst enjoying the surrounding views.

There is also a single garage and off-road parking on the driveway to the side of the property.

## Service Charge

There is a service charge of £500 per year for the communal area and maintenance of the electric gate.

This property is council tax band G.

## Location

Downsview Gardens is a popular gated development situated just on the outskirts of Dorking town centre which offers a comprehensive range of shopping, social, recreational, and educational amenities with facilities for the commuter from one of three railway stations. Dorking West, Dorking mainline, and Deepdene railway stations are within proximity, offering a direct service into London Victoria and London Waterloo in approximately 55 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8 offering direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store; excellent sports centre and The Dorking Halls regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe and The Priory at secondary level and St. Paul's and St. Martin's at primary level. The general area is famous for its outstanding countryside including The Nower, Ranmore Common, Box Hill and Leith Hill (National Trust) - ideal for the walking and mountain biking enthusiasts, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

**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



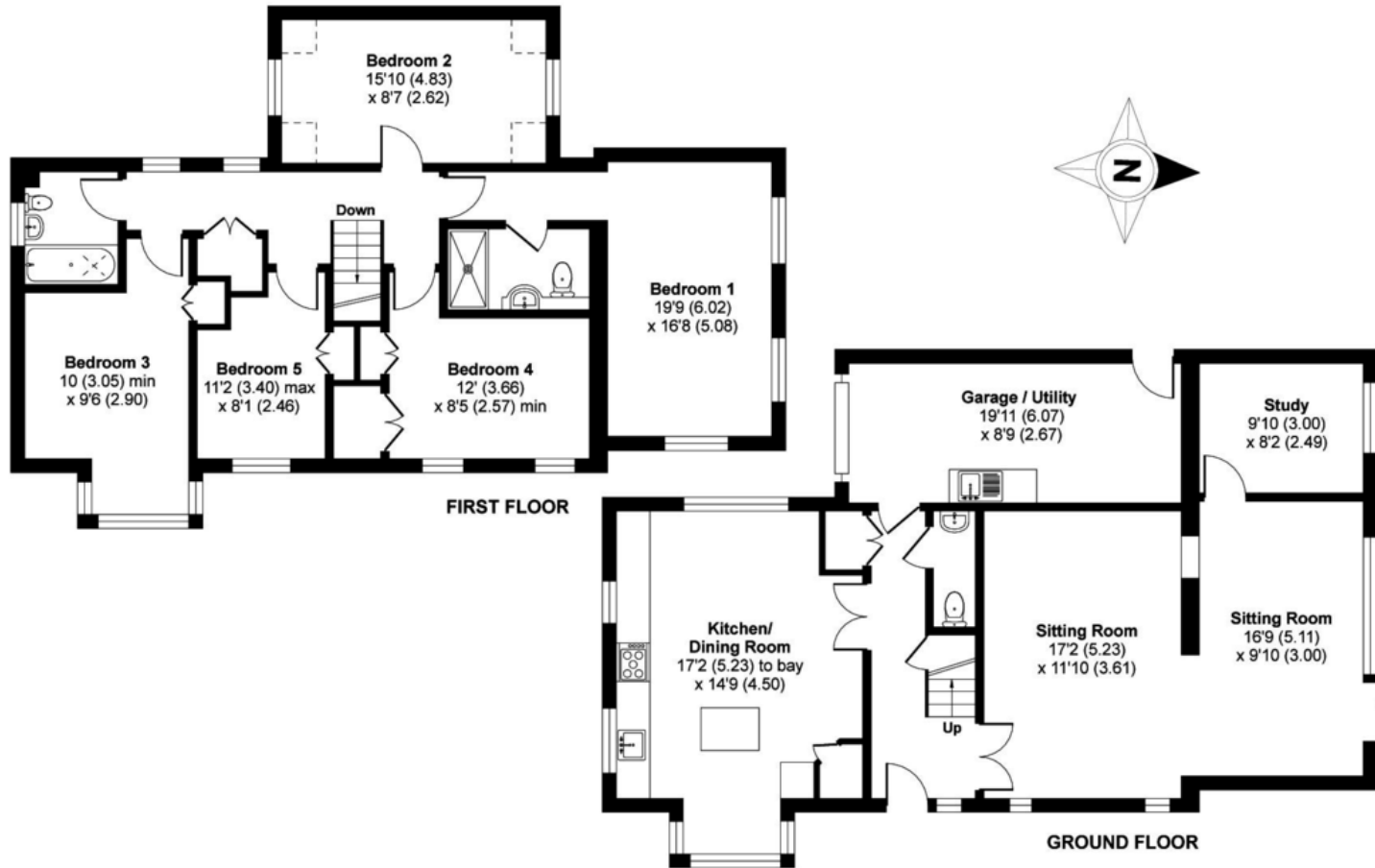




Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Downsview Gardens, Dorking, RH4

APPROX. GROSS INTERNAL FLOOR AREA 1930 SQ FT 179 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



**COUNCIL TAX BAND**

G

**TENURE**

Freehold

**LOCAL AUTHORITY**

Mole Valley District Council

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## CONTACT

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

