



Shellwood Road, Leigh

Guide Price £340,000

EPC Rating '62'

- BARN CONVERSION
- TWO BEDROOMS
- OPEN PLAN LIVING
- CHARACTERFUL ORIGINAL FEATURES
- FAMILY BATHROOM
- OFF ROAD PARKING
- LEIGH VILLAGE LOCATION
- SHORT DRIVE TO DORKING TOWN
- CLOSE TO STUNNING COUNTRYSIDE
- SPLIT LEVEL ACCOMMODATION

A charming two-bedroom, split level barn conversion set in the grounds of a working farm in a beautiful rural setting with outstanding views to the North Downs. Offering original features, open plan living and miles of open countryside right on your doorstep.

As you enter the property you are welcomed into the open plan kitchen/living/dining room, with ample natural light, space for a dining table, sofas and freestanding furniture. The light and compact kitchen has been fitted with a range of base and eye level units, complemented by worktops and space for all of the expected appliances. Original wooden flooring and overhead beams offer characterful charm and a sense of warmth throughout this space. A small landing provides access to both bedrooms, with steps leading up to the second bedroom which is currently set up as a home office. Steps also lead down and round to the main bedroom which has space for a double bed and freestanding furniture. Both rooms enjoy far reaching views of the neighbouring countryside. The well proportioned bathroom, with white suite and bath with overhead shower finishes off the accommodation.

Outside

There is an area to the front of the property to place a bench to sit and enjoy the unspoilt surrounding views. To the side of the property there is an allocated parking space for one car.

Council Tax & Utilities

This property is Council Tax Band C. The property is connected to mains water and electricity. The property has private sewerage with a septic tank and an oil tank heats the water and radiators within the property. The broadband is a FTTC connection.

Location

Shellwood Road is situated within a semi-rural position, near to the pretty villages of Leigh and Brockham. Both villages are highly regarded within the local area, with picturesque greens, cricket pitches, village Halls, famous bonfire night, shops, butchers, pubs, church, school, doctor's surgery, and veterinary centre. The village websites www.brockham.org & leigh-surrey.org.uk identifies many of the clubs, societies, and local facilities. Dorking and Reigate market town centres are a short drive away offering major supermarkets, leisure centres, theatres, cinemas, and main line stations connecting to London Victoria, London Waterloo, and Reading.

There is also an off-road cycle route from Brockham to Dorking station, useful for commuting. The area is particularly well known for the surrounding countryside which is ideal for walking, riding, cycling and outdoor pursuits. Brockham sits at the base of Box Hill and Leith Hill National Trust areas, part of the Surrey Hills Area of Outstanding Natural Beauty.

VIEWING - Strictly by appointment only 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.

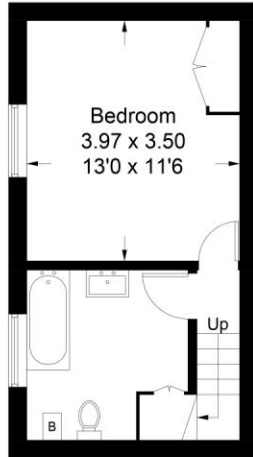


The Wendy House, RH2

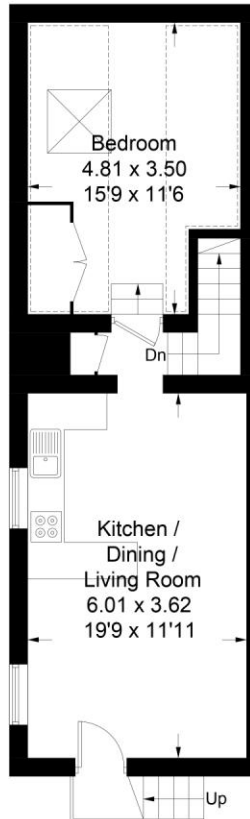
Approximate Gross Internal Area = 56.1 sq m / 604 sq ft
 Reduced Headroom = 11.1 sq m / 119 sq ft
 Total = 67.2 sq m / 723



 = Reduced headroom below 1.5m / 5'0



Ground Floor



Upper Ground 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. (ID1001735)

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

COUNCIL TAX BAND

Tax Band C

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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 01306 776674



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