

## Spital Heath, Dorking

£550,000

EPC Rating '58'

- NO ONWARD CHAIN
- THREE BEDROOMS
- 16FT LIVING ROOM
- POTENTIAL TO MODERNISE & EXTEND STPP
- LARGE ENCLOSED GARDEN
- ALLOCATED PARKING FOR TWO CARS
- SHORT WALK INTO DORKING TOWN CENTRE
- STUNNING VIEWS TOWARDS DENBIES, RANMORE & BOX HILL
- SHORT WALK TO MAINLINE TRAIN STATIONS
- CLOSE TO ASHCOMBE SCHOOL



**\*\*NO ONWARD CHAIN\*\*** A three bedroom, semi-detached property located in the sought after cul-de-sac of Spital Heath in the centre of Dorking just a short walk from Dorking town centre and mainline train stations and The Ashcombe School. This ex-police house offers a fantastic opportunity for buyers looking to modernise and add their own stamp on their new home or even extend STPP.

The spacious downstairs accommodation comprises of a good sized entrance hallway, generous front aspect living room, dining room with feature fireplace and sliding doors out to the garden. The fitted kitchen is located at the back of the property and benefits from a number of base and eye level units, a floor to ceiling pantry and space for a freestanding gas cooker, fridge/freezer and washing machine. The kitchen benefits from views looking out towards the garden and has a door providing convenient side access to the property.

Stairs rise to the first floor which benefits from two generous size doubles with built in floor to ceiling wardrobes. Bedroom three is a larger than average single bedroom with views out towards Box Hill and Ranmore.

#### Outside

Gated access to the property with a path leads up to the front of the property as well as access to the brick-built store. From here access goes right through to the back of the property and into the rear garden which is fence enclosed and benefits from a spacious patio area which runs the width of the house. Steps lead up to the raised area of lawn which includes a storage shed and is bordered by mature trees and hedges to create a real sense of privacy, whilst offering views towards Denbies, Boxhill and Ranmore.

#### Parking

There are two allocated parking spaces conveniently located directly opposite the property.

#### Location

Spital Heath is situated in 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 close proximity offering a direct service into London Victoria and London Waterloo in approximately 50 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 and Box Hill (National Trust) - ideal for the walking and riding enthusiast, 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.

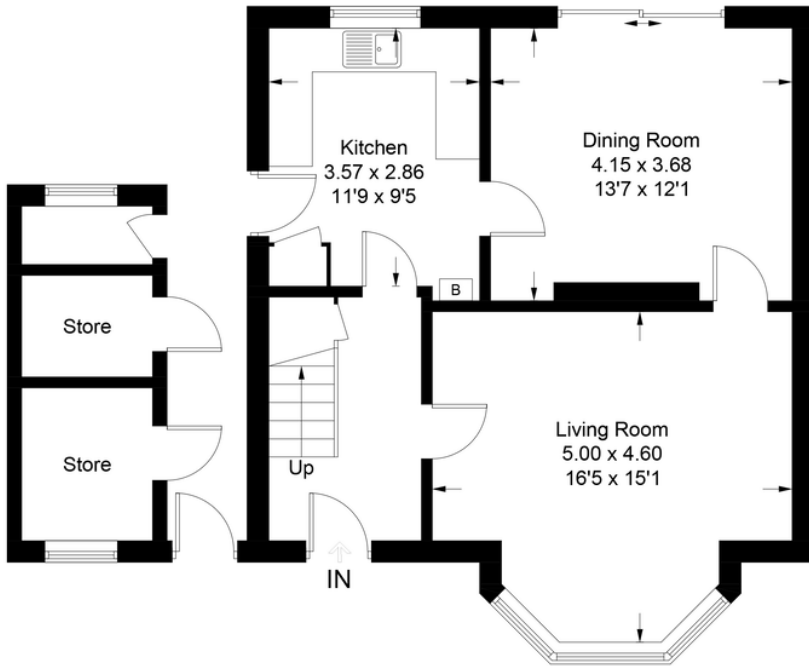
**FIXTURES & FITTINGS** - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

**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.

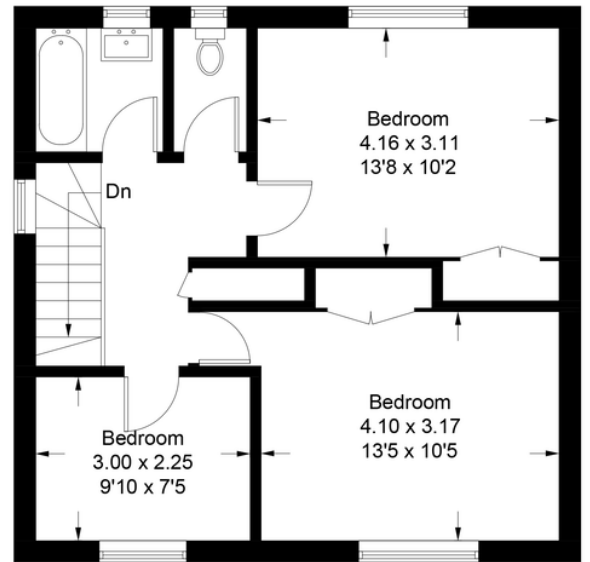


## Spital Heath, RH4

Approximate Gross Internal Area = 105.7 sq m / 1138 sq ft  
 Outbuilding = 8.3 sq m / 89 sq ft  
 Total = 114.0 sq m / 1227 sq ft



**Ground Floor**



**First Floor**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band TBC

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley

### CONTACT

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

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