

Ashcombe Road

Dorking

Guide Price £899,950

Property Features

- SEMI-DETACHED FAMILY HOME
- FOUR BEDROOMS
- SPACIOUS & FLEXIBLE ACCOMMODATION
- LARGE FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- PRIVATE DRIVEWAY FOR SEVERAL CARS & SINGLE GARAGE
- SHORT WALK TO MAINLINE TRAIN STATIONS
- POTENTIAL TO EXTEND & UPDATE STPP
- CLOSE TO THE ASHCOMBE & ST MARTINS SCHOOL
- MILES OF STUNNING COUNTRYSIDE WALKS ON YOUR DOORSTEP



Full Description

A fantastic opportunity awaits to acquire this charming four-bedroom family residence located on the highly sought-after Ashcombe Road, in close proximity to Dorking's mainline train stations, The Ashcombe and St Martins Schools, and delightful countryside walks. This generously proportioned home has been cherished over the last 30+ years, presenting a new buyer with the potential to renovate and extend, subject to obtaining the necessary planning permissions.

The versatile layout begins with a welcoming hallway that grants access to all ground floor spaces and leads to the first floor via a staircase. The living room boasts a large bay window offering views of the school playing fields and features an inviting open fireplace. Adjacent to the kitchen is a well-proportioned dining room, which, with the right permissions, could be merged into a spacious kitchen/dining area. The kitchen itself is a sizable, double-aspect room equipped with a range of base and eye-level cabinets, ample countertop space and room for fitted appliances. Additionally, there is space for a breakfast table and chairs, and a large pantry cupboard enhances its functionality. Separate doors from the kitchen and hallways opens into the garden. A well-sized downstairs lavatory completes the ground floor.

Ascending the stairs leads to a generous landing that connects to all bedrooms and the family bathroom. Bedrooms one and two are spacious doubles, offering wardrobe space and picturesque front views of the playing fields. Bedroom three is another double room, while bedroom four is a comfortably sized single room with a designated space for a desk, making it ideal for a home office or study. The fully tiled family bathroom is equipped with a modern three-piece suite, benefitting from a jet bath and underfloor heating. The property includes a loft with substantial storage space accessible through a loft hatch. Moreover, it is equipped with CAT 5 cabling and full fibre broadband for enhanced connectivity.

Outside

Access to the property is facilitated by a spacious driveway, offering off-street parking for multiple vehicles and leading to both the single garage and a side gate providing entry to the rear garden.

The rear garden is tiered, featuring two distinct levels. There is a patio that extends around the property, while steps lead up to an elevated section of lawn adorned with mature borders, making it an ideal residence for a growing family. This tier includes a variety of low-maintenance shrubs and fruit trees.

Garage & Utility

The property benefits from a 15'9ft x 9'1ft single garage with a utility room located to the rear.

Location

Located in the picturesque market town of Dorking, which is surrounded on 3 sides by the Surrey Hills Area of Outstanding Natural Beauty, Dorking Town offers an excellent selection of independent shops, cafes and restaurants, with West Street a step back in time for antique lovers and those with a keen eye for the unusual. Dorking also boasts fantastic recreational facilities for both adults and children. Meadowbank Park offers the chance to relax and unwind and the weekends see the Local football team Dorking Wanderers raise local spirits. Only 21 miles from the bustle of London, Dorking is a commuter's paradise with this property only 0.4 miles from both Dorking Main and Dorking Deepdene station, with direct links to London Victoria and London Waterloo Approx. 55 mins away. Access to the M25 is within 10 miles (joining at junction 10) which provides access to both Heathrow and Gatwick airport and local bus services run throughout the year. Local attractions include Denbies Vineyard, Box Hill National Trust, Ranmore Common and Leith Hill, with wonderful nature walks, perfect for hikers, mountain biking and leisurely Sunday dog walks.

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.

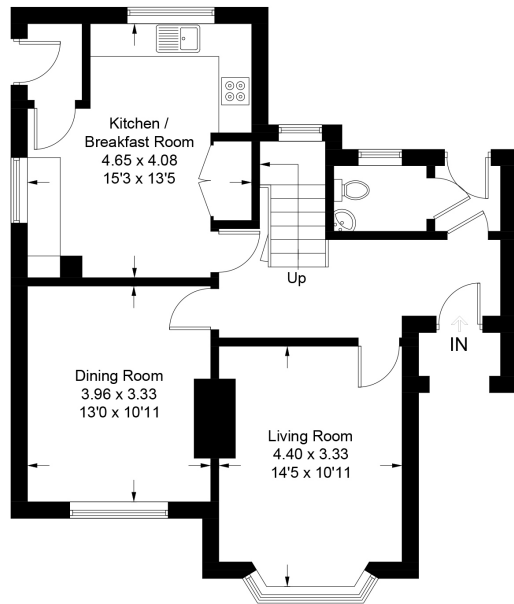
Potential buyers are advised to recheck the measurements.



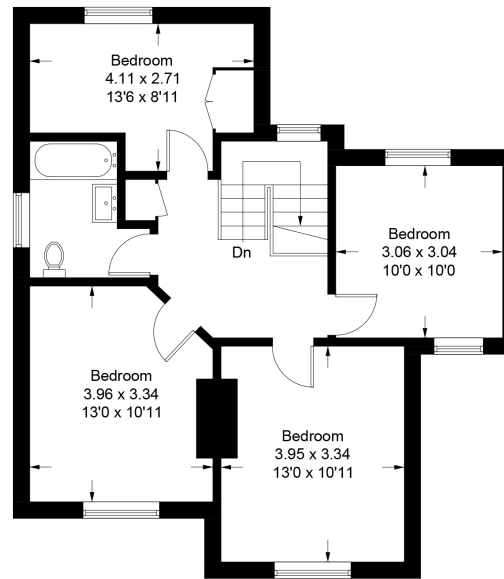


Ashcombe Road, RH4

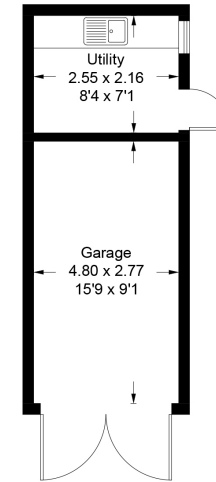
Approximate Gross Internal Area = 126 sq m / 1356 sq ft
 Garage / Utility = 18.8 sq m / 202 sq ft
 Total = 144.8 sq m / 1558 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID1026916)

CONTACT

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COUNCIL TAX BAND

F

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 63 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 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

