

Hopewood Park, Dorking

Guide Price £290,000

EPC Rating '69'

- ONE BEDROOM GROUND FLOOR APARTMENT
- PRIVATE PATIO
- CONTEMPORARY KITCHEN
- STYLISH BATHROOM
- OPEN PLAN LIVING
- ALLOCATED PARKING
- ELECTRIC VEHICLE CHARGING POINTS
- STUNNING COMMUNAL GROUNDS
- WALKING DISTANCE FROM TOWN CENTRE & STATIONS
- MILES OF STUNNING COUNTRYSIDE WALKS ON YOUR DOORSTEP



A well-presented and contemporary ground floor residence with a private patio, showcasing modern and versatile open plan living at its finest. Nestled within the Hopewood Park development on the outskirts of Dorking town, enveloped by woodlands and surrounded by acres of Grade II listed park and gardens.

The interior is meticulously presented, commencing with a spacious open-plan kitchen/sitting/dining room. This designated living space provides ample room for a dining table and chairs. The kitchen is equipped with a selection of sleek, high-gloss base and eye-level units, offering abundant countertop space. Additionally, it includes integrated appliances such as a dishwasher and fridge/freezer. A compact utility cupboard provides extra storage for a washing machine.

The tiled bathroom boasts a stylish three-piece suite comprising a bath and overhead shower, along with an in-built wall TV. Completing the accommodations is the bedroom, offering ample room for a double bed and freestanding furniture.

Parking & Outside

The property benefits from its own private patio area directly outside the front door, along with communal grounds. The apartment comes with an allocated parking space, along with several disabled and EV charging points which are available for use.

Leasehold

The property is leasehold with 148 years remaining on the lease. The current annual service charge is £820. There is no ground rent payable.

Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity. The broadband is a cable connection.

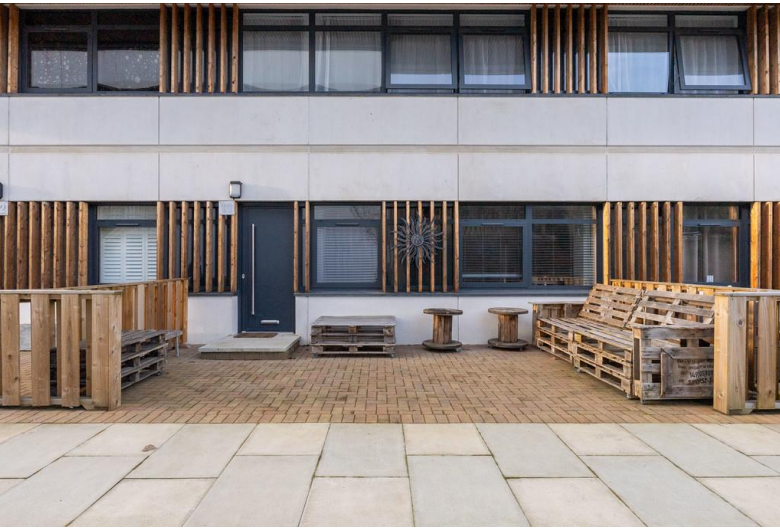
Location

Hopewood Park is perfectly situated in the desirable market town of Dorking, you will discover the nearest rail connection and the bustling high street are only an easy 10-minute walk. When enjoying days out along the historic streets of the town, you can catch sight of the wooded hills and open downland, which are always a welcome reminder of the beauty that surrounds you. The High Street itself is full of diverse craft shops, boutiques, art galleries, vintage shops and antique centres not to mention the excellent selection of cafés, restaurants and pubs to enjoy a welcome respite. Nearby Denbies Wine Estate is the largest award-winning vineyard in England and is situated on the northern outskirts of Dorking. It overlooks Box Hill, one of the first Country Parks in England. Denbies is open to the public and hosts indoor and outdoor vineyard tours daily with a chateau style winery, giftshop, art gallery and two restaurants.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 7JZ

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. Please note the photos used are indicative of the show apartments available to view.



Hopewood Park, RH4

Approximate Gross Internal Area = 42.2 sq m / 454 sq ft



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. (ID1044821)

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

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674

