



Rusper Road, Capel

- TWO DOUBLE BEDROOM MAISONETTE
- SPLIT ACROSS THREE FLOORS
- CHARACTER FEATURES
- OFF ROAD PARKING
- 19 FT LIVING DINING ROOM
- WITHIN DRIVING DISTANCE OF DORKING & HORSHAM
- SINGLE GARAGE
- SHORT DRIVE TO CAPEL & RUSPER VILLAGES

Offers In Excess Of £300,000

EPC Rating '46'

- STYLISH BATHROOM
- CLOSE TO STUNNING OPEN COUNTRYSIDE



A fantastic two double bedroom maisonette, offering flexible and spacious accommodation, boasting the perfect blend of charming period features and modern functionality. The Mews forms part of Lyne House which is a gorgeous Grade II Listed country house, situated at the end of a long private driveway and sits within several acres of stunning communal gardens as well as having a single garage and ample parking.

This superb property starts in the hallway which leads to all downstairs accommodation and a useful floor to ceiling storage cupboard. The kitchen comprises an array of fitted floor and wall cabinetry, complemented by ample wooden worktops and a range of integrated appliances. A floor to ceiling larder provides additional kitchen storage. The well-proportioned living room benefits from an abundance of natural light owing to the large windows and impressive high ceiling, while a smart steam fireplace and engineered wooden flooring adds warmth to the space. There is a dedicated area for a large dining table and chairs to entertain friends and family.

Stairs rise to the first floor which has the first of two double bedrooms. Set up by the current owners as a home office for remote working, this room has plenty of space for a double bed and additional freestanding furniture, and houses a useful airing cupboard, perfect for storing additional clothes and linens. A second short flight of stairs ascend to the main bedroom, which boasts wall to wall built-in wardrobes as well as a built-in drawer unit for all of your storage solutions. The bathroom concludes the interior accommodation, which has recently been refurbished to offer a touch of modern luxury, including a stylish white three-piece suite with bath and overhead shower. An additional benefit is new smart electric radiators, which were installed in 2021.

Outside

The property is set within several acres of stunning communal gardens, featuring large lawn and terrace areas and mature, valuable specimen trees and shrubs. There is a communal seating area at the front of the property which can be enjoyed by all residents of Lyne House.

Share of Freehold

The property owns a share of the freehold and has a long lease of 999 years (from 1985). There is an annual service charge of £3,240 per year (payable in monthly instalments of £270), which includes building insurance. Further information is available upon request.

Council Tax & Utilities

This property falls under Council Tax Band D. The development has private sewerage with a septic tank & soakaway located in the communal gardens and mains electricity heats both the radiators and water within the property. The broadband is a FTTP connection.

Location

The village of Rusper offers everything for day to day needs with a shop with post office, primary school and recreation ground. For more comprehensive shopping and recreational facilities, the major shopping centres of Dorking and Horsham town centres are equidistant, a round a 15/20 minute drive away. For the commuter, Horley and Gatwick train station are a short drive away with the Gatwick Express provides rail services to London Victoria, London Waterloo, and London Bridge. The area is also home to some fine countryside walks and riding tracks.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

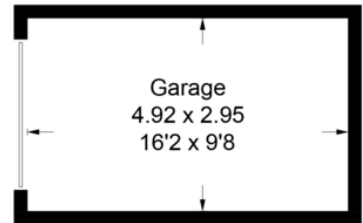
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

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.



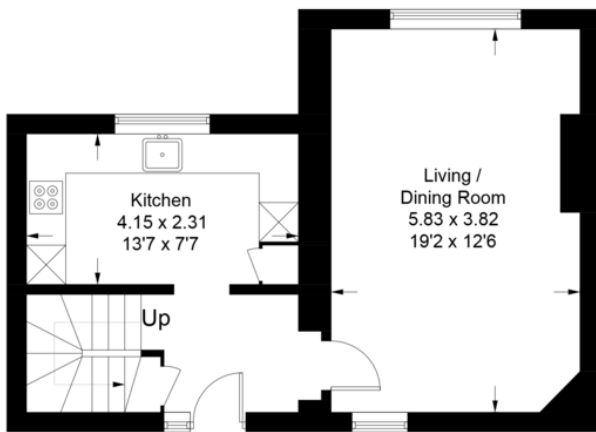
The Mews RH5

Approximate Gross Internal Area = 84.1 sq m / 905 sq ft
 Garage = 14.0 sq m / 151 sq ft
 Total = 98.1 sq m / 1056 sq ft

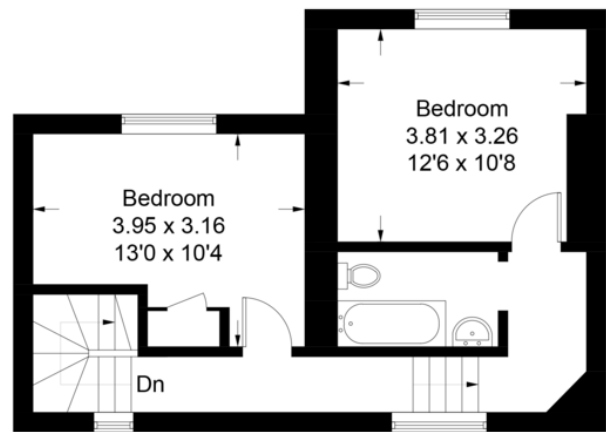


(Not Shown In Actual Location / Orientation)

Garage



Ground Floor



First 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. (ID1046320)

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band D

TENURE

Share of Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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 01306 776674



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