



Rusper Road, Capel

- FIRST FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING/DINING ROOM
- MODERN BATHROOM
- CHARACTER FEATURES
- STUNNING COMMUNAL GARDENS
- OFF STREET PARKING
- SINGLE GARAGE

Offers In Excess Of £300,000

EPC Rating '21'

- WITHIN DRIVING DISTANCE OF BOTH DORKING & HORSHAM
- CLOSE TO STUNNING OPEN COUNTRYSIDE



This fantastic two-bedroom maisonette offers flexible and spacious accommodation, seamlessly blending charming features with modern functionality. The Mews is part of Lyne House, a stunning Grade II Listed country house located at the end of a long private driveway, nestled within several acres of beautifully maintained communal gardens. The property also includes a single garage and ample off-street parking.

Upon entering, the hallway leads to all areas of the home and features a useful floor-to-ceiling storage cupboard. The kitchen boasts a modern array of fitted base and eye-level units, ample worktop space, and a range of integrated appliances. The generously sized living/dining room benefits from an abundance of natural light due to the large sash windows that overlook the communal gardens, and high ceilings. This room also includes an area for a large dining table and chairs, perfect for entertaining friends and family.

The master bedroom is a spacious double, featuring built-in wardrobes and a large sash window that floods the room with natural light. The second bedroom, which can accommodate a double bed, is currently set up as a single and also features fitted storage. This room could also serve as a home office for those needing a dedicated workspace. A stylish tiled bathroom with modern fixtures and a white three-piece suite services both bedrooms, completing the internal accommodation.

Other benefits include access to a loft space, ideal for the storage of larger items.

Outside

The property is nestled within several acres of beautiful communal gardens, which include expansive lawn and terrace areas adorned with mature, valuable specimen trees and shrubs. At the front of the property, a communal seating area is available for all residents of Lyne House to enjoy.

Share of Freehold

The property owns a share of the freehold and has a lease of 85 years. There is an annual service charge of £3,240 per year, 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.

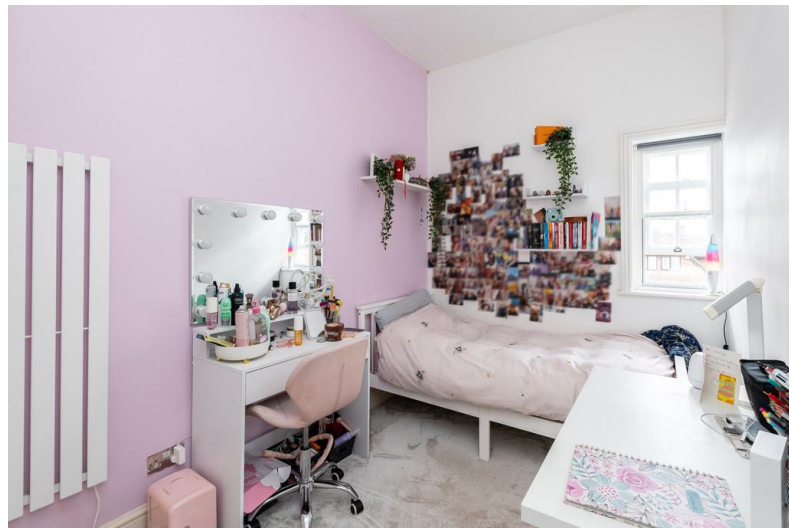
Location

Capel village offers everything for day to day needs and includes a pub, shops, post office, Church, Village Hall, petrol station, doctors (with pharmacy), school and recreation ground. For more comprehensive shopping and recreational facilities, the major shopping centres of Dorking and Horsham are equidistant, around a 15/20 minute drive away, accessed via the A24 (bus route 93). They also have mainline train stations to London Waterloo and London Victoria respectively. 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. There are excellent schools in the vicinity including a primary school in Capel, Cranleigh School in Cranleigh, Farlington School in Warnham, Belmont School at Holmbury St Mary and St Teresa's at Effingham to name just a few. The general surrounding area offers delightful countryside and is ideal for the riding/walking enthusiasts. For further information please see the village website www.capelvillage.co.uk/about-capel-village.

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 = 70.7 sq m / 761 sq ft
 Garage = 13.9 sq m / 150 sq ft
 Total = 84.6 sq m / 911 sq ft

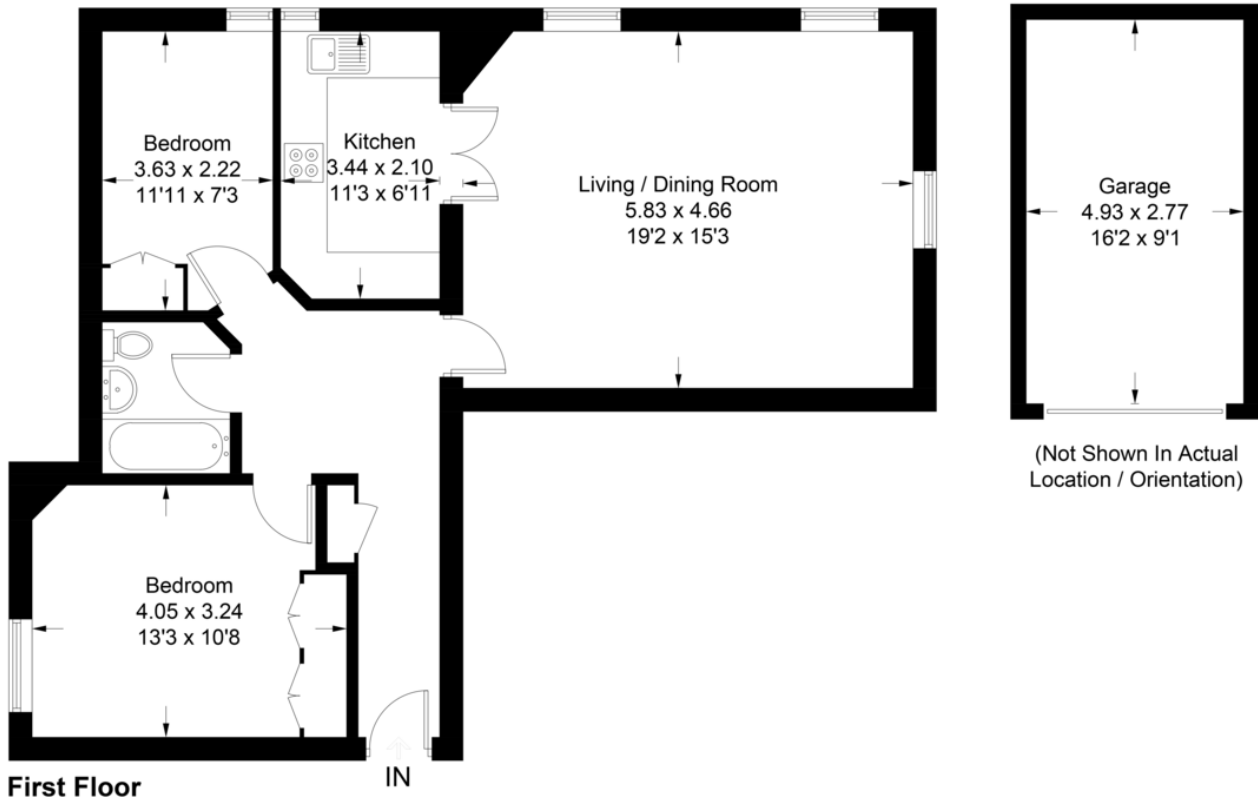


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1087281)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	21 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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sales@seymours-dorking.co.uk
 01306 776674



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