



Meadowbrook Road, Dorking

Guide Price £460,000

EPC Rating '68'

- TWO DOUBLE BEDROOMS
- MID-TERRACED HO USE
- MODERN KITCHEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- WALKING DISTANCE TO DORKING TOWN CENTRE
- CLOSE TO MAINLINE STATIONS
- STYLISH FIRST FLOOR BATHROOM
- PLANNING PERMISSION TO CREATE A THIRD BEDROOM IN LOFT
- COURTYARD GARDEN
- MILES OF OPEN COUNTRYSIDE ON YOUR DOORSTEP



A beautifully presented two-bedroom house offering bright, spacious accommodation including a wonderful blend of period features with a modern yet timeless décor, delightful courtyard garden and the potential and planning permission to extend. The property is situated in the heart of Dorking, with a walking distance of everything the town has to offer including train stations, excellent schools, shopping facilities, miles of open countryside and Meadowbank Park.

As soon as you step through the front door you are met with the warm, welcoming feel this property offers before flowing through into the spacious front aspect sitting room. Offering attractive built-in shelving and a charming period fireplace, there is plenty of space for comfortable seating. Next is the impressive 13'8 x 10'7 ft dining room providing plenty of space for a large dining table and chairs, ideal for entertaining with family or friends. Stepping down into the recently refurbished kitchen, this space has been designed to maximise space and functionality with a range of fitted cabinets, complemented by ample worktop space, all the expected integrated appliances and a stable door opening out into the garden. Contemporary tiling adds a real touch of style. Finishing off the ground floor is the useful under stairs storage cupboard which could alternatively be converted into a downstairs cloakroom if desired.

Upstairs, the impeccable décor continues with a generous landing providing access to all the rooms, linen cupboard and loft hatch. The main bedroom is a generous 13'8 x 10'7 ft with feature fireplace as well as an extensive built-in wardrobe. Next is the second bedroom which is another generous double enjoying views towards Box Hill and has the potential to facilitate a desk for remote working. Completing the upstairs is the family bathroom finished with a modern white suite including a bath with overhead shower.

In addition, the property currently has planning permission to extend on the ground floor and up into the loft. Application reference number MO/2022/1188

Outside

The East facing courtyard garden is yet another wonderful feature to this property which has been designed for low maintenance offering a generous area of patio providing the ideal space for al fresco dining or simply just enjoying on a warm summer's day. The whole garden is fully enclosed creating a sense of privacy with a selection of training plants, shrubs and beautifully stocked beds. Another excellent benefit is the two outside storage cupboards both offering power and water, perfect for a washer/dryer.

Another great feature is Meadowbank Park, which is situated just moments away from the property offering excellent recreational activities for children. Meadowbrook benefits from proximity to numerous car parks with reasonably priced residents permits available. For more information, please visit the Mole Valley District Council website.

Council Tax & Utilities

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

Location

Meadowbrook Road is situated in the heart of 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 mainline and Deepdene railway stations are within close proximity (0.9 miles), just a short 19 minute walk away 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 Hall regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe (11 minute walk) and The Priory (15 minute walk) at secondary level and St Pauls and St Martins 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, 27 South Street, Dorking, RH4 2JZ.

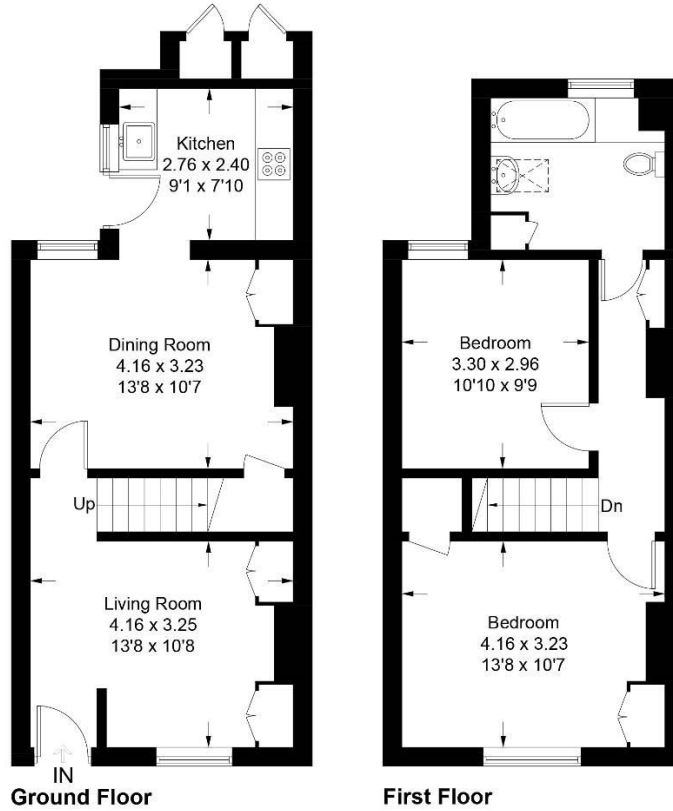
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract.



Meadowbrook Road, RH4

Approximate Gross Internal Area
77.0 sq m / 829 sq ft



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. (ID1103766)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	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

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