



Throrer Place

Dorking

Guide Price £465,000

Property Features

- THREE BEDROOMS
- END OF TERRACE HOME
- BRIGHT LIVING/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- ENSUITE TO MAIN BEDROOM
- MODERN FAMILY BATHROOM
- PRIVATE REAR GARDEN
- CAR PORT & ADDITIONAL PARKING
- WITHIN A SHORT DISTANCE FROM DORKING TOWN CENTRE & TRAIN STATIONS
- MILES OF COUNTRYSIDES WALKS ON YOUR DOORSTEP



Full Description

An exciting opportunity to acquire a modern three-bedroom family home, offering flexible living spaces and a private rear garden, close to stunning open countryside and situated just a short distance from Dorking town centre.

This beautifully presented property exudes contemporary style and comfort. Upon entering, the hallway leads to a spacious, modern kitchen/breakfast room, equipped with a range of base and eye-level units and space for essential appliances. The generous living/dining room provides an ideal setting for family gatherings and entertaining, featuring French doors that open to the rear garden. A conveniently located W/C off the hallway completes the ground floor layout. Ascending the stairs, the first-floor landing gives access to three bedrooms and the family bathroom. The primary bedroom benefits from ample built-in storage and a stylish en-suite shower room. A modern family bathroom, fully tiled and featuring a neutral three-piece suite, serves the second double bedroom, while the third bedroom, ideal as a single or home office, completes the interior space.

Outside & Parking

The front entrance is approached via a pathway, with a handy storage cupboard housing the meters. The rear garden is thoughtfully designed for low-maintenance living, featuring a patio area and artificial lawn, perfect for outdoor entertaining or simply relaxing during warmer months. A garden shed provides additional storage. The property includes an allocated parking space within a nearby covered carport, with additional street parking and visitor spaces available nearby.

Council Tax & Utilities

This property falls under Council Tax Band E. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection. The current service charge payable is £49.45 per month for the period up to 31st March 2025 and renewed annually. The service charge includes the general maintenance of the grounds, communal repairs and lighting bollards.

Location

Throver Place is a modern development of properties located at the south of Dorking. There is a cut through close by that give access to Chart Downs which benefits from bus stops, a local shop and playing field with children's play area. A short 5-minute stroll down the road is the charming Royal Oak pub. The property is situated just on the edge of Dorking, close to many fantastic amenities including a 15-minute walk into Dorking shopping centre, endless beautiful countryside and a 3-minute walk from Dorking golf club, perfect for any budding golfers. Another notable amenity is the stunning lottery funded Deepdene Trail & Hope Mausoleum which is ideal for family walks with the added benefit of spotting the occasional deer that live nearby. Dorking mainline train station is a cycle ride away, with direct links to London in under 1 hour making it a great location for commuters. 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 and The Priory 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) - plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

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

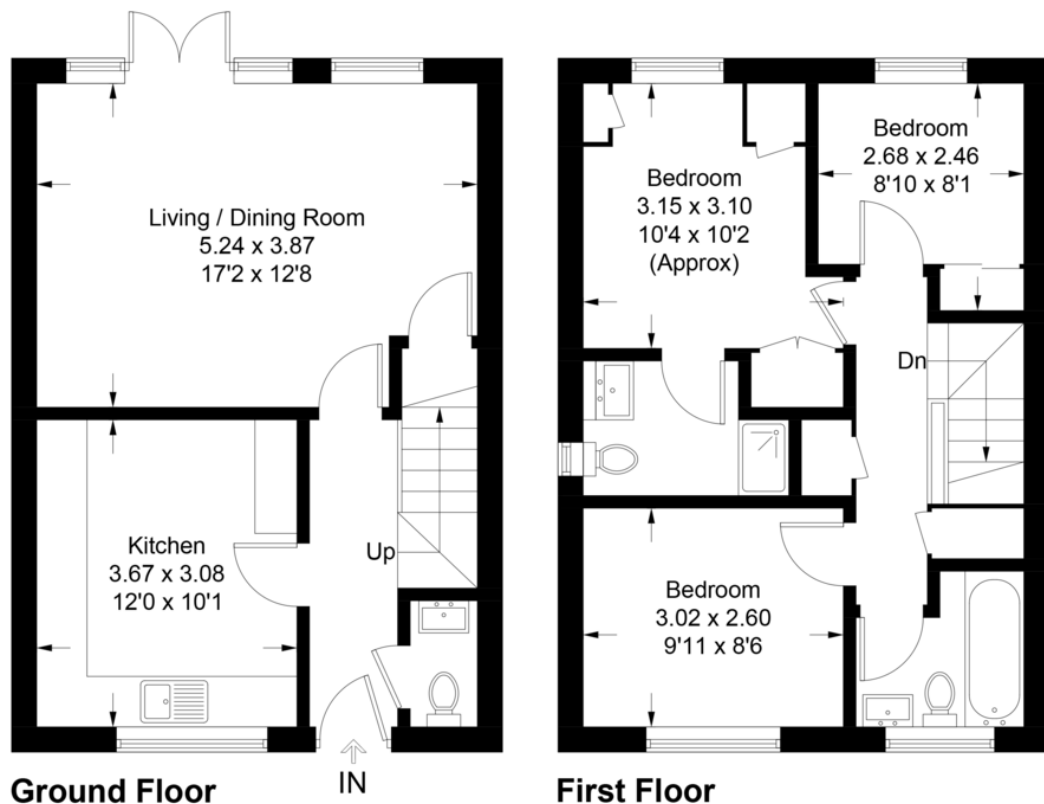
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.





Throrer Place, RH5

Approximate Gross Internal Area = 80.6 sq m / 867 sq ft
(Excluding Carport)



Carport
(Not Shown In Actual Location / Orientation)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Moyle District Council

CONTACT

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

www.seymours-estates.co.uk
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