



**Pixholme Grove**

Pixham

**Guide Price £499,950**

### Property Features

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- TWO LARGE RECEPTION ROOMS
- SEMI-DETACHED HOUSE
- DRIVEWAY PARKING AND LARGE REAR GARDEN
- DOWNSTAIRS BATHROOM
- SEMI-RURAL LOCATION
- WELL-PROPORTIONED BEDROOMS
- POTENTIAL TO MODERNISE & EXTEND STPP
- SHORT WALK TO DORKING TOWN CENTRE AND TRAIN STATIONS



# Full Description

A charming two-bedroom cottage features spacious bedrooms, a large garden and the potential to update and extend STPP. Situated in a semi-rural location, ideal for those looking to combine countryside charm with the convenience of nearby town life, with easy access to Dorking's amenities, excellent schools and transport links.

The cottage begins with a welcoming entrance into the main living areas, showcasing traditional proportions and a layout ready for personalisation. The galley style kitchen, overlooking the garden, offers a range of high gloss cabinets, worktop space and room for the expected appliances. There are two floor-to-ceiling pantry style cupboards which enhance the kitchen's functionality. A short flight of steps leads up into the central dining room which features an ornate fireplace, built-in storage and room for a large table and chairs. Next is the living room which has a bright and airy feel to it, centred around a feature fireplace with room for comfortable seating. The small bathroom is located off the kitchen and offers scope for updating to suit modern tastes. Upstairs there are two very generous double bedrooms, each benefiting from large windows that invite in natural light and offer views towards the surrounding countryside.

## Outside

The property boasts a substantial rear garden which is another wonderful feature to this property. Fenced and featuring a range of mature shrubs and hedges, the garden offers a peaceful and private setting with ample space for entertaining. To the front is driveway parking for one car.

## 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.

**PLEASE NOTE:** The property is freehold with a 'flying freehold' with the property next door'.

## Location

The property is located within walking distance of Dorking town which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking main railway station (London Victoria and London Waterloo in approx. 50 minutes) is within a short walk. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8. The general area is famous for its outstanding countryside including Ranmore and Boxhill (National Trust) and is ideal for the walking and riding enthusiast. Denbies, England's largest vineyard, is also within very close proximity.

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

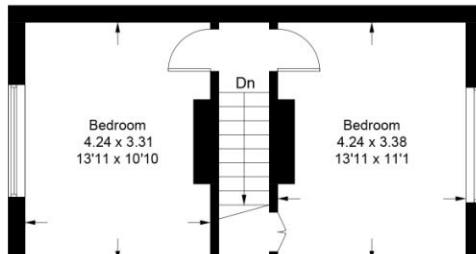
**Agents Note:** These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items 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.



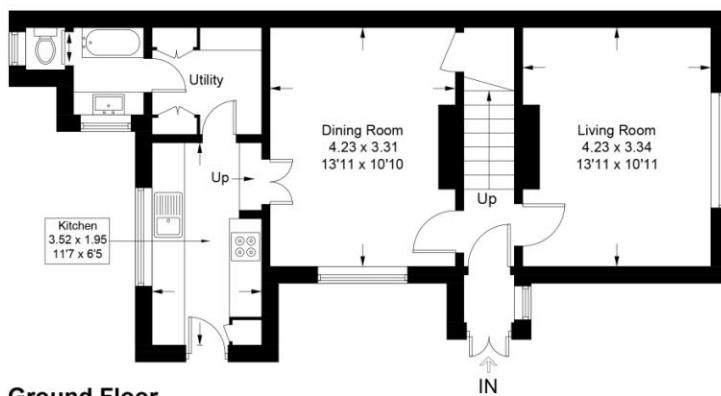


## Pixholme Grove RH4

Approximate Gross Internal Area = 82.3 sq m / 886 sq ft

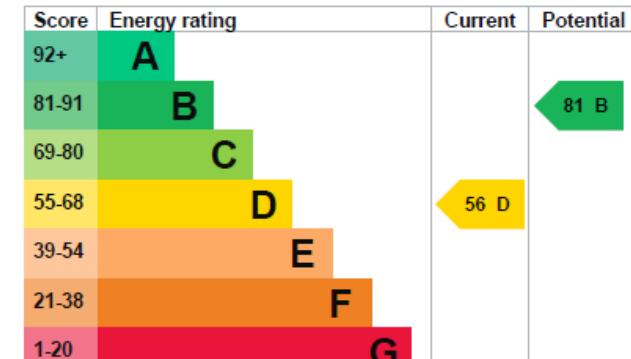


First Floor



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. (ID1157331)



### COUNCIL TAX BAND

E

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)

[sales@seymours-dorking.co.uk](mailto:sales@seymours-dorking.co.uk)  
01306 776674

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

