



Redcote, Pixham Lane, Pixham, Dorking

£295,000

EPC Rating 'TBC'

- TWO BEDROOMS
- MODERN SHOWER ROOM
- NO CHAIN
- CHARMING PERIOD FEATURES
- 16ft SITTING/DINING ROOM
- MODERN KITCHEN
- RESIDENT'S PARKING
- 112 YEAR LEASE
- SHORT WALK TO DORKING HIGH STREET & MAINLINE STATIONS
- CLOSE TO STUNNING COUNTRYSIDE



**\*NO ONWARD CHAIN\*** A well-presented ground floor apartment featuring bright and spacious proportions, two bedrooms, residents' parking, and direct access to a delightful communal garden with views towards Box Hill. Conveniently located within a short walk of Dorking's amenities, the property offers easy access to the town centre, High Street, and mainline train stations.

Access to the apartment is via a secure communal entrance, with the front door located nearby. Upon entering, you are welcomed into a spacious hallway. The living/dining room (16'6ft x 15'5ft) is a fantastic multi-functional space, featuring a charming fireplace and a large bay window that floods the room with natural light while offering wonderful views towards Box Hill. An archway leads through to the modern kitchen, which is equipped with a stylish range of base and eye-level units, ample countertop space, and a selection of integrated appliances, with room for additional appliances. A door provides direct access to the communal garden. The principal bedroom is a generously sized double with a large front-aspect window, while the second bedroom is a well-proportioned single room, ideal as a home office if required. Completing the accommodation is a modern shower room, complemented by stylish tiling.

#### Outside

The property benefits from off-street residents' parking. The communal garden is a peaceful and well-maintained space, primarily laid to lawn with a spacious patio, perfect for enjoying the views towards Box Hill.

#### Leasehold

The property is leasehold with 112 years remaining. The service charge (including ground rent) is currently £3,600 per annum.

#### Council Tax & Utilities

The council tax band is C. The property is connected to mains gas, electricity and drainage. The property features a FTTC internet connection.

#### Location

Pixham Lane is situated on the outskirts of Dorking town centre, which offers an excellent range of shopping, dining, recreational, and educational facilities. The area is well-connected, with Dorking mainline railway station nearby, providing direct services to London Victoria and London Waterloo in approximately 54 minutes. The M25 motorway is easily accessible, with Junction 9 (Leatherhead) and Junction 8 (Reigate) both within seven miles. The surrounding countryside, including Ranmore Common and Box Hill (National Trust), is renowned for its outstanding natural beauty, offering excellent opportunities for walking, cycling, and horse riding. Denbies Wine Estate, England's largest vineyard, is also nearby, featuring a popular restaurant, vineyard tours, a gift shop, and a hotel.

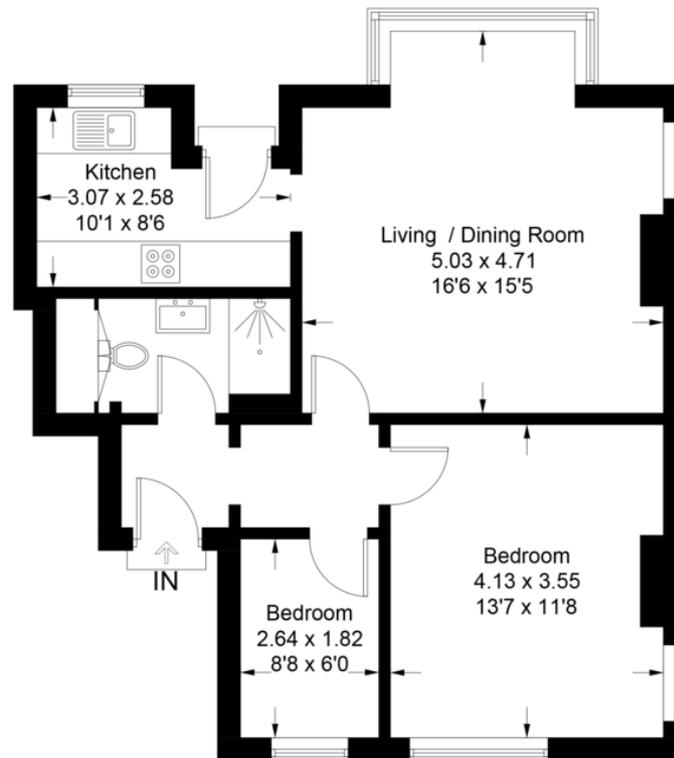
**VIEWING** - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

**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.



## Pixham Lane, RH4

Approximate Gross Internal Area = 59.2 sq m / 637 sq ft



### 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. (ID1164884)

EPC TBC

#### COUNCIL TAX BAND

Tax Band C

#### TENURE

Leasehold

#### LOCAL AUTHORITY

Mole Valley District Council

#### CONTACT

Cummins House, 62 South  
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