



**Purbrook House, Pixham Lane
Dorking
Guide Price £450,000**

Property Features

- TWO BEDROOM APARTMENT
- VICTORIAN COUNTRY HOUSE CONVERSION
- 16 FT SITTING ROOM WITH FIREPLACE
- STUNNING VIEWS ACROSS THE COMMUNAL GROUNDS AND OVER BOX HILL
- SINGLE GARAGE & OFF-ROAD PARKING
- PERIOD FEATURES
- UPDATED CONTEMPORARY BATHROOM
- MODERN KITCHEN
- SHORT WALK TO DORKING HIGH STREET & MAINLINE STATIONS
- CLOSE TO MILES OF COUNTRYSIDE WALKS & TRAILS



Full Description

A beautifully presented first-floor, two-bedroom period apartment, offering bright, contemporary accommodation set within a charming Victorian country house. This elegant home retains many original period features characteristic of its era, including sash windows, high ceilings and spacious rooms, all complemented by stunning communal grounds which can be enjoyed from every room. Ideally located close to Dorking town centre, the property also benefits from a single garage and plenty of off-road parking.

The apartment is approached via a grand communal entrance hall, featuring a sweeping staircase that leads to its private entrance. Upon entering, a welcoming hallway flows to all rooms, beginning with the impressive sitting room. This beautifully proportioned space centres around an ornate fireplace, creating a warm and inviting atmosphere, while the large sash window floods the room with natural light and offers lovely views over the communal gardens. The well-appointed kitchen is fitted with a range of traditional units, ample worktop space, and room for all essential appliances. A sash window provides both natural light and ventilation, making it a pleasant and practical space. The main bedroom is a generously sized room, easily accommodating a king-size bed and additional furnishings. The second bedroom, a spacious single, benefits from built-in storage, making it ideal as a guest room, or study. Both rooms enjoy a sunny position overlooking the tranquil gardens. Completing the accommodation is a modern bathroom, featuring a stylish white suite, integrated storage cabinets and a bathtub with overhead shower - thoughtfully designed for both functionality and style.

This impressive apartment offers a rare blend of period charm and modern comfort, set in an enviable location with garage, parking and beautiful grounds - ideal for those seeking a unique home close to town amenities.

Outside

The property is set back from the main road, set within stunning communal grounds made up of a sweeping driveway, well-maintained lawns and a wonderful, long-established cedar tree. The garden offers superb views of Box Hill leading down to the River Mole. There is a single garage to the side of the property and plenty of off-road parking.

Council Tax & Utilities

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

Leasehold

The property is leasehold with 959 years remaining. There is a service charge of £1,932 payable annually.

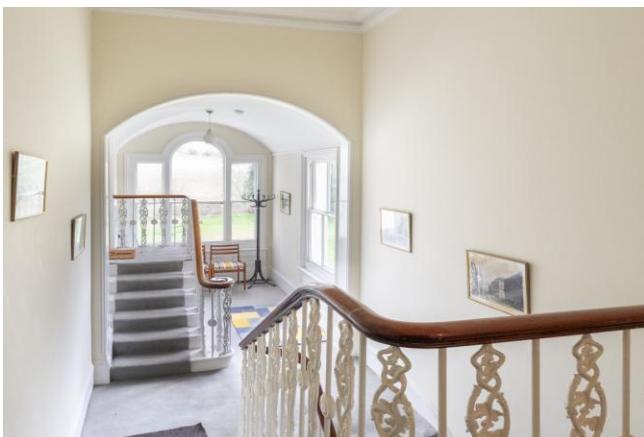
Location

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.

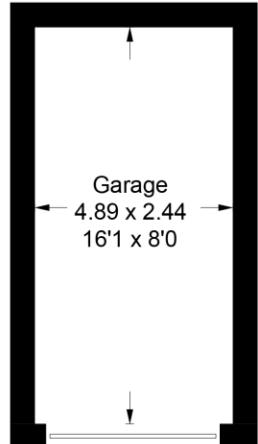
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known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



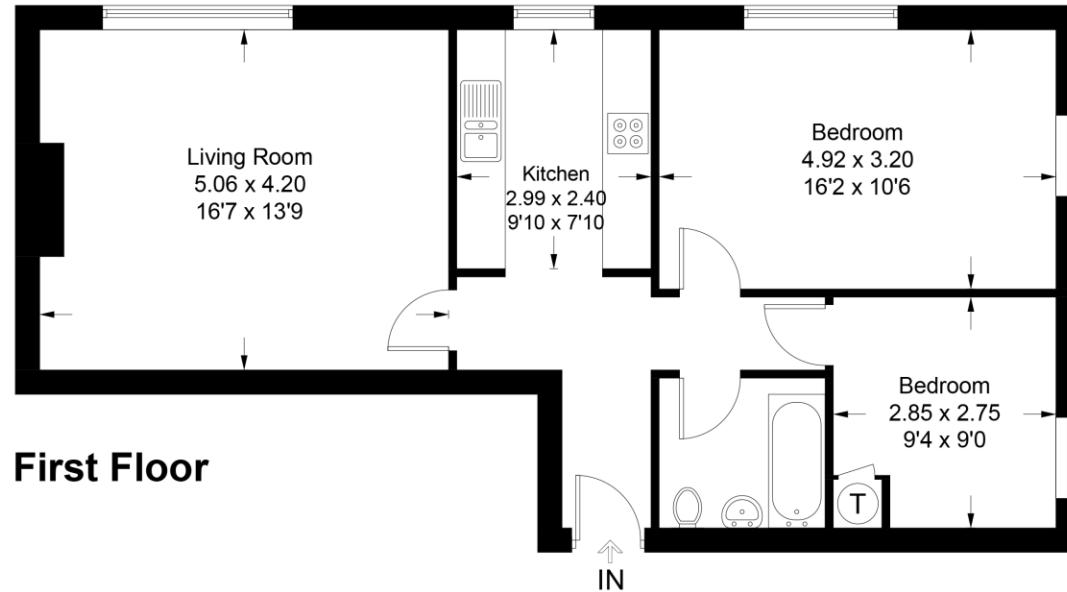


Pixham Lane, RH4

Approximate Gross Internal Area = 64.7 sq m / 696 sq ft
Garage = 12.1 sq m / 130 sq ft
Total = 76.8 sq m / 826 sq ft

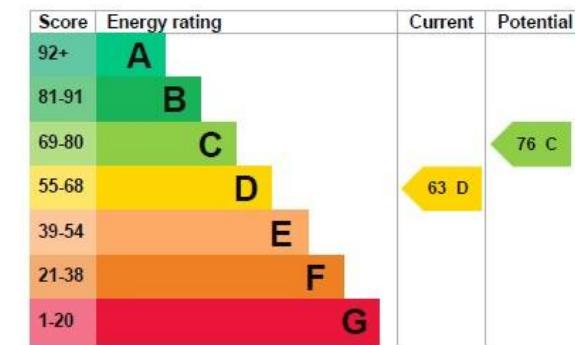


(Not Shown In Actual Location / Orientation)



First 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. (ID1179195)



COUNCIL TAX BAND

D

TENURE

Leasehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

www.seymours-estates.co.uk

sales@seymours-dorking.co.uk
01306 776674

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