



Church Street

Dorking

Guide Price £499,950

Property Features

- Three Bedrooms with bonus study
- Private gated location in the centre of Dorking
- 1066 sq ft in total with a quality finish throughout
- No onward chain
- Beautiful period features including exposed beams
- Bathroom and separate ensuite
- Protected original feature wall
- Surrey Heritage award 2017 & Grade II Listed
- Close to all the shops including Waitrose
- Walking distance to train stations & Meadowbank park



Full Description

NO ONWARD CHAIN A stunning three-bedroom, Grade II, characterful property brimming with rich local history & over 1,066 sq ft of accommodation over four floors, which has been updated throughout. Located in a private gated, central location close to everything Dorking has to offer including the High Street.

This unique property originally dates back to 1550 and was painstakingly restored in 2015, preserving a wealth of character features. Lots of modern touches have sympathetically been added to provide versatile living accommodation which is arranged over 4 floors beginning with a separate entrance hall, utility room and stairs to the first floor. On the first floor, the stunning open plan kitchen/dining room has to be viewed to be fully appreciated, with wonderfully exposed beams and large stained-glass windows flooding plenty of natural light in. The kitchen space is beautifully finished with granite worktops, modern units and a full range of fitted appliances. Along the hall there is a protected wall painting dating back to the 1600s which was discovered whilst the building was restored. Finally, the first floor is finished off with the generous sized bathroom which has been fitted with a modern white suite. From the landing the stairs rise to the second floor and leads to two excellent sized bedrooms, one of which has built-in storage and enjoys views across to Ranmore and the North Downs, and the other which is set up by the current owners as a living room, offering versatility. Off this room is a study which offers excellent space for remote working. Again, from the landing, stairs rise to the top floor which features a useful shelved linen cupboard and the impressive master bedroom benefiting from wall-to-wall built-in wardrobes, with generous eaves storage behind, a stylish en suite shower room with lovely Dorking views. One of the standout features of this property is the extensive eaves storage, located either side of the room, all of which are carpeted and fitted with internal lighting for added functionality. Approx measurements are 107cm x 114cm, 100cm wide x 210cm deep and 234cm wide x 125cm deep (behind wardrobes). Access to the loft hatch provides excellent additional storage for occasional use items.

Outside, the property includes one allocated parking space in an attractive courtyard, which also has a small area outside for a table and chairs. Mullins Court has the added benefit of an electric vehicle gate and a secure pedestrian gate out to West Street.

Share of Freehold The property is a share of freehold with a new lease of 350 years in 2015 (339 years remaining). Full information is available upon request. The annual service charge is £246. There is no ground rent payable.

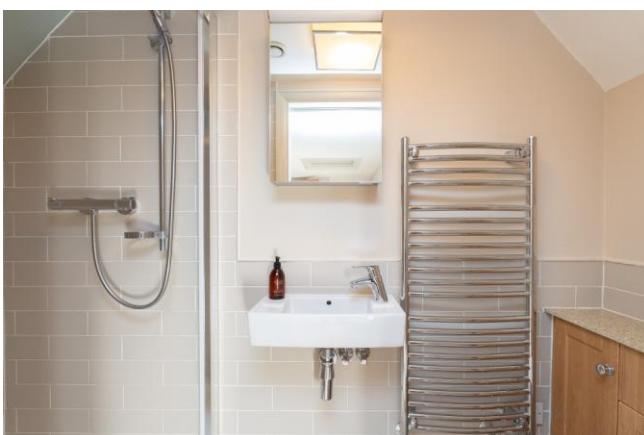
Location

Dorking town offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking railway station (London Victoria and London Waterloo in approximately 50 minutes) being within close proximity (1 mile). 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.

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

FIXTURES & FITTINGS – Items regarded as fixtures and fittings, whether or not referenced in these particulars, are excluded from the sale but may be available by separate negotiation. **MISREPRESENTATION ACT** – Every effort has been made to prepare these particulars accurately; however, they are intended for guidance only and should not be relied upon. Prospective purchasers are advised to verify measurements independently.





Mullins Court, RH4

Approximate Gross Internal Area = 99.0 sq m / 1066 sq ft
(Excluding Eaves Storage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1264297)



COUNCIL TAX BAND

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TENURE

Share of Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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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.

