



Ashcombe Road

Dorking

Guide Price £750,000

Property Features

- NO ONWARD CHAIN
- FOUR DOUBLE BEDROOMS
- DRIVEWAY AND SINGLE GARAGE
- ENCLOSED REAR GARDEN
- SPACIOUS SITTING ROOM & SEPARATE DINING ROOM
- POTENTIAL TO EXTEND & UPDATE STPP
- KITCHEN/BREAKFAST ROOM
- CLOSE TO THE ASHCOMBE & ST MARTINS SCHOOL
- SHORT WALK TO MAINLINE TRAIN STATIONS
- MILES OF STUNNING COUNTRYSIDE WALKS ON YOUR DOORSTEP

Full Description

NO ONWARD CHAIN A fantastic opportunity awaits to acquire this charming four double-bedroom family residence, located on the highly sought-after Ashcombe Road, in close proximity to Dorking's mainline train stations, The Ashcombe and St Martins Schools, and delightful countryside walks. This generously proportioned home has been cherished over the years, presenting a new buyer with the potential to renovate and extend, subject to obtaining the necessary planning permissions.

The versatile layout begins with a spacious and welcoming hallway that grants access to all ground floor spaces and leads to the first floor via a staircase. The living room boasts a large bay window offering plenty of natural light and features an inviting fireplace. Adjacent is a well-proportioned dining room with plenty of space for a family dining table and chairs for entertaining. Next is the rear aspect kitchen/breakfast room offering base and eye level cabinets, worktops and built-in pantry. There is also space for freestanding appliances and backdoor leading out to the garden. Additionally, there is space for a table and chairs in the centre of the room, adding to its functionality. A W/C off the hallway completes the ground floor. Ascending the stairs leads to a generous landing that connects to all bedrooms and the family bathroom. All four bedrooms are extremely spacious doubles, three of which have built-in storage and all enjoy lovely views out. The family bathroom is equipped with a three-piece suite, proving excellent opportunity for modernisation.

Outside

Access to the property is facilitated by a spacious driveway, offering off-street parking for multiple vehicles and leading to both the single garage and a side gate providing entry to the rear garden. The rear garden is tiered, featuring two distinct levels. There is a patio that extends around the property, while steps lead up to a generous, elevated section of lawn, fence enclosed, making it ideal for pets and children alike.

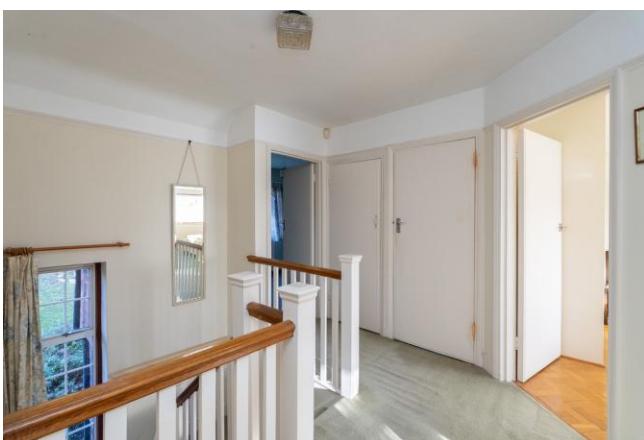
Utilities

The property falls under Council Tax Band F. The property is serviced by mains sewerage, water, gas and electricity.

Location

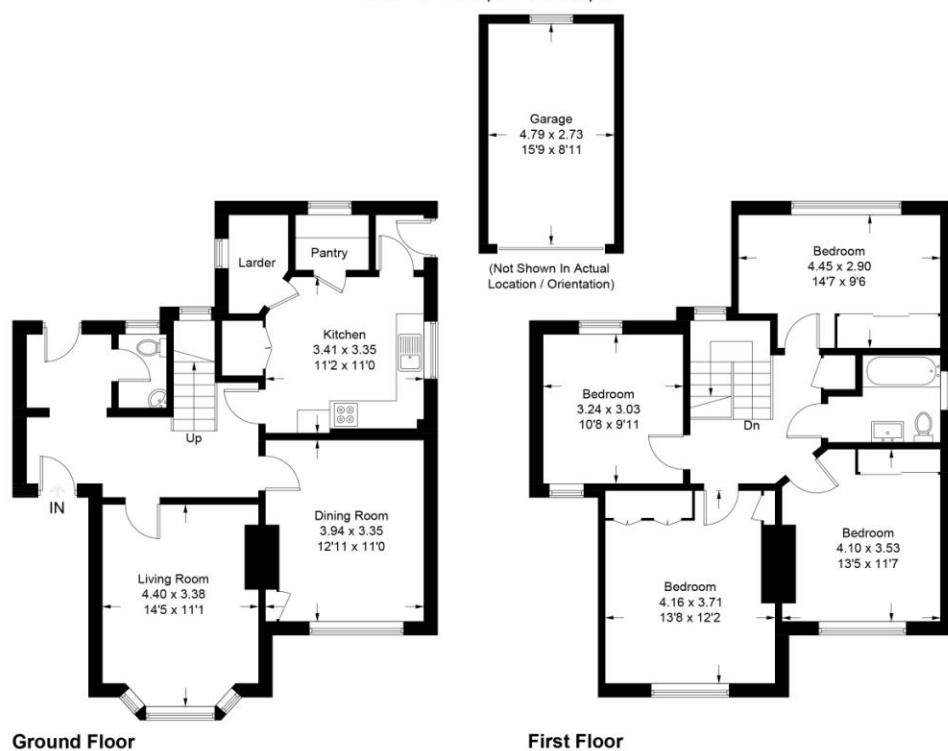
Located in the picturesque market town of Dorking, which is surrounded on 3 sides by the Surrey Hills Area of Outstanding Natural Beauty, Dorking Town offers an excellent selection of independent shops, cafes and restaurants, with West Street a step back in time for antique lovers and those with a keen eye for the unusual. Dorking also boasts fantastic recreational facilities for both adults and children. Meadowbank Park offers the chance to relax and unwind and the weekends see the Local football team Dorking Wanderers raise local spirits. Only 21 miles from the bustle of London, Dorking is a commuter's paradise with this property only 0.4 miles from both Dorking Main and Dorking Deepdene station, with direct links to London Victoria and London Waterloo Approx. 55 mins away. Access to the M25 is within 10 miles (joining at junction 10) which provides access to both Heathrow and Gatwick airport and local bus services run throughout the year. Local attractions include Denbies Vineyard, Box Hill National Trust, Ranmore Common and Leith Hill, with wonderful nature walks, perfect for hikers, mountain biking and leisurely Sunday dog walks.





Ashcombe Road, RH4

Approximate Gross Internal Area = 133.2 sq m / 1434 sq ft
 Garage = 13.2 sq m / 142 sq ft
 Total = 146.4 sq m / 1576 sq ft



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. (ID1264298)



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

FITTINGS - 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.

MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.

COUNCIL TAX BAND

F

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		61 D
39-54	E		
21-38	F		
1-20	G		

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 are for general guidance purposes only 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.

