



Riverside

Pixham, Dorking

Guide Price £439,950

Property Features

- TWO DOUBLE BEDROOMS
- MID TERRACED HOUSE
- SNUG/DINING ROOM WITH LOG BURNER
- PERIOD FEATURES THROUGHOUT
- LIVING ROOM WITH VIEWS OVER THE MILL/STREAM & FIELDS
- DOWNSTAIRS FAMILY BATHROOM
- CLOSE TO DORKING MAINLINE TRAIN STATIONS
- STUNNING VIEWS ACROSS TO BOX HILL
- SHORT WALK TO DORKING TOWN CENTRE
- PRETTY REAR GARDEN



Full Description

A fantastic two double bedroom mid-terrace home, tucked away towards the end of a quiet road in the popular village of Pixham. The surrounding area is rich in natural beauty, offering scenic walks and a semi-rural lifestyle, while still feeling well connected to Dorking High Street and Dorking's mainline train stations.

The property opens into a well-appointed kitchen fitted with a range of base and eye-level units, complementary worktops and space for freestanding appliances. From here, you step into a charming snug/dining room, full of character and warmth, featuring exposed wooden flooring and a feature fireplace with log burner. This cosy space provides access to both the family bathroom and the living area, making it ideal for both everyday living and entertaining. Descending via open wooden stairs, the living area is set slightly below the rest of the house, creating a wonderfully intimate and tranquil space. With uninterrupted views across the mill stream and open fields beyond, this room offers a truly peaceful setting and a versatile layout. Sliding doors open directly onto the garden and allow plenty of morning sunlight to flood the room. The spacious family bathroom is fitted with a bath and overhead shower and is fully tiled for practicality. A useful linen cupboard provides additional storage.

On the first floor are two very well-proportioned double bedrooms. The main bedroom benefits from two built-in wardrobes, while the second bedroom also features built-in storage and enjoys delightful views over the garden and surrounding countryside. There is a generous boarded loft space, offering excellent additional storage and potential to extend, subject to the usual planning permissions.

Outside

The property enjoys a particularly attractive and tranquil setting, with a beautifully natural garden that blends seamlessly into the surrounding countryside. To the rear, the garden gently opens out to leafy views across mature trees and open green space, creating a strong sense of privacy and connection with nature. A combination of lawned areas, established shrubs, hedging and mature trees provides year-round interest, while a paved terrace offers an ideal spot for outdoor dining or relaxing while taking in the scenery. Beyond the garden, the outlook is truly picturesque, with views across rolling countryside, wooded areas and a nearby river, enhancing the peaceful atmosphere. A striking historic brick viaduct forms a distinctive local feature, adding character and charm to the landscape without detracting from the tranquillity of the setting. Overall, the garden and setting provide a rare opportunity to enjoy a calm, countryside environment with an abundance of wildlife and ever-changing views. Residents benefit from ample on-road parking along the private Riverside Road. The property's tucked-away position enhances its peaceful feel while remaining exceptionally convenient for local amenities and transport links.

Location

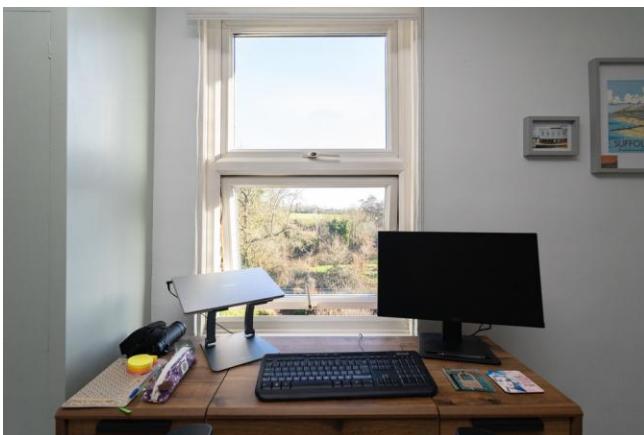
The property is located within walking distance of Dorking town which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking main railway station (London Victoria and London Waterloo in approx. 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, 62 South Street, Dorking, RH4 2HD.

FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

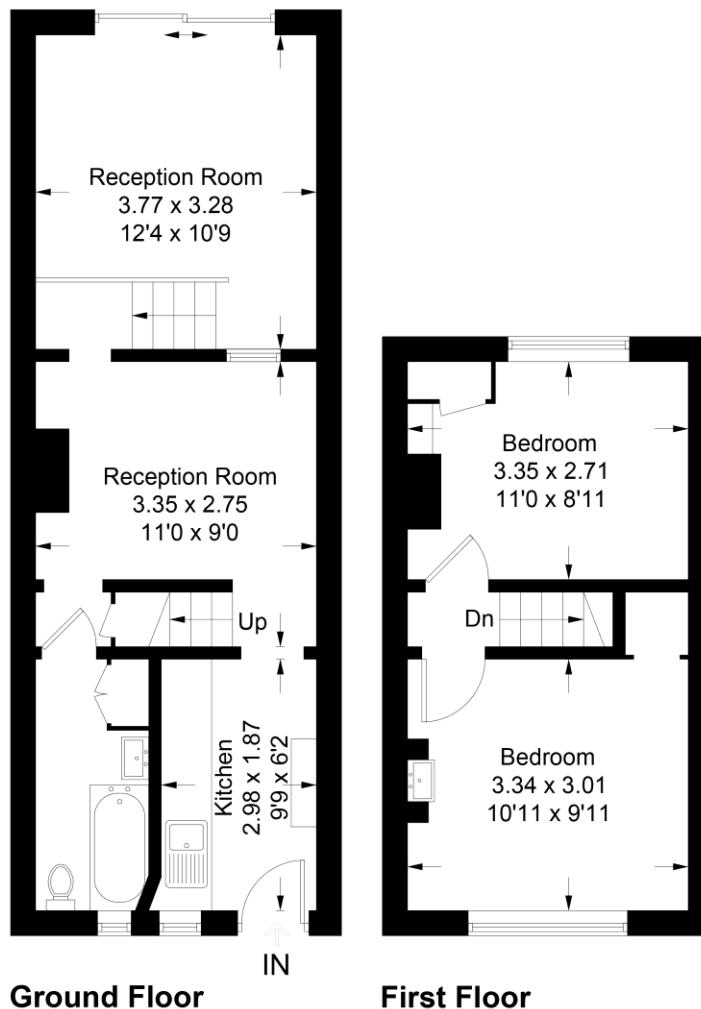
MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract





Riverside, RH4

Approximate Gross Internal Area = 57.4 sq m / 618 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. (ID1265687)

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

COUNCIL TAX BAND

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TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

