

## Boxhurst, Old Reigate Road

Guide price £289,950

EPC Rating 'TBC'

- TOP FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- COMMUNAL GARDENS
- SINGLE GARAGE & OFF-ROAD PARKING
- OPEN PLAN LIVING/DINING ROOM
- FULLY FITTED KITCHEN
- FAR REACHING VIEWS OVER THE NORTH DOWNS
- NEXT TO BOXHILL & SHORT WALK TO BROCKHAM VILLAGE
- SHORT DRIVE TO DORKING & REIGATE TOWN CENTRES
- MODERN BATHROOM



Set within a characterful building and enjoying elevated rural outlooks, this beautifully presented top-floor apartment combines period charm with contemporary comfort. Offering one double bedroom, off road parking with single garage and stunning communal gardens, the property offers a semi-rural location a short drive to both Reigate and Dorking town centre.

The property begins in a welcoming hallway which leads to the bright and spacious, open plan living area, featuring exposed beams, a striking chandelier and multiple skylights that flood the space with natural light. The sitting area offers a cosy retreat with feature fireplace and plenty of space for a large suite, flowing seamlessly into a dining space ideal for entertaining or home working with spectacular views out across the communal gardens and towards Denbies wine estate. The adjoining kitchen is thoughtfully designed with cream shaker-style units, wooden worktops and a tiled splashback, along with integrated appliances. Adjacent is a large storage cupboard, ideal for storing household appliances. Across the hallway, the bedroom sits separately to the living accommodation and is as equally inviting, tucked beneath sloping ceilings to create a peaceful and intimate atmosphere. A neutral décor and soft furnishings add to the sense of calm while built-in shelving provide practical storage solutions. A large window frames far-reaching countryside views, enhancing the tranquil setting. The bathroom has been finished with tasteful tiling, a full-size bath with overhead shower and vanity storage. The property also has access to a loft area, ideal for additional storage.

Throughout, the property is tastefully decorated with a blend of traditional and contemporary finishes, making it ready to move straight into. The clever use of space, feature rooflines and abundance of natural light give this home a warm and welcoming feel. Another added benefit is the new carpets fitted to the communal areas.

#### Outside

The communal gardens are a standout feature to this property, which wrap around the building, creating the sense of space. The property has access to a cellar, useful for storage. The property also has a single garage and access to off road parking.

#### Share of Freehold

The property has the benefit of Share of the Freehold with 994 years remaining on the lease. The current service charge is £1800 paid annually, which includes ground rent, maintenance charges and buildings insurance. More information is available upon request. This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity.

#### Location

Boxhurst is situated on Old Reigate Road in the heart of The Surrey Hills, designated an Area of Outstanding Natural Beauty, protected for people and nature alike. The property is situated just 5 miles from the charming and esteemed market town of Dorking, famous for its antique shops and Denbies Wine Estate (England's largest vineyard). It has many independent businesses, an excellent sports centre and the Dorking Halls boasts cinema screens and theatres hosting regular cultural events. In addition, the location benefits from an excellent selection of schools such as The Ashcombe, The Priory and Howard of Effingham at secondary level and St. Paul's, St. Martin's school. Commuters are served well by road and rail, with access to M25 at junction 9 via A24 and junction 10 via A3. Heathrow and Gatwick airports are 32 and 13 miles away respectively. Dorking boasts 3 stations and provides an alternative line to Victoria and Waterloo, with a service taking 55 minutes. The general area is renowned for stunning countryside including Ranmore Common, ancient North Downs Way, Polesden Lacy estate, Leith Hill and Box Hill with many areas cared for by the National Trust. Ranmore Common has a unique rural character offering peaceful countryside for walking, cycling, mountain biking and nature enthusiasts with the benefit of town life and the city within easy reach.

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.



## Boxhurst, RH4

Approximate Gross Internal Area = 52.9 sq m / 569 sq ft  
(Excluding Garage)

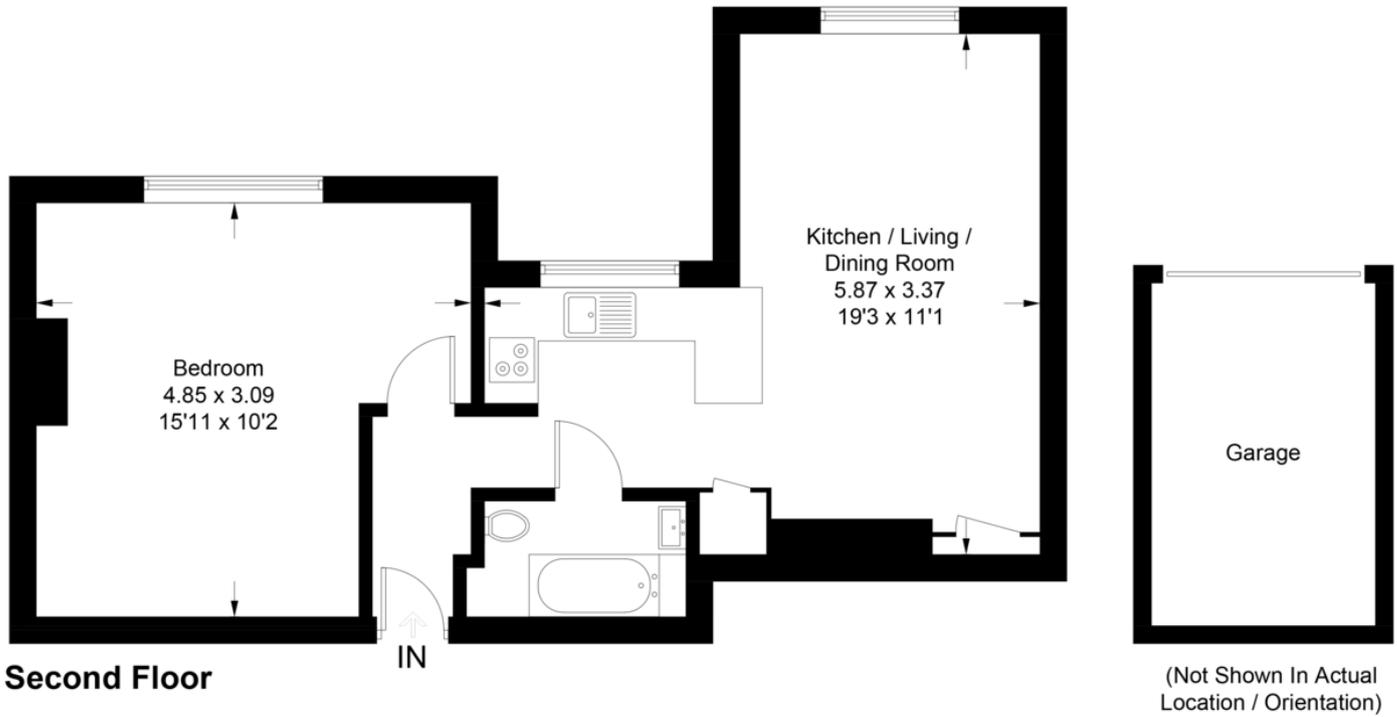


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1269985)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	64 D
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band D

### TENURE

Share of Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

[www.seymours-estates.co.uk](http://www.seymours-estates.co.uk)  
[sales@seymours-dorking.co.uk](mailto:sales@seymours-dorking.co.uk)  
01306 776674

