



## Swan Mill Gardens, Pixham

Guide Price £365,000

EPC Rating '76'

- FIRST FLOOR MAISONETTE
- TWO BEDROOMS
- IMPRESSIVE REAR GARDEN
- GARAGE IN BLOCK
- BRIGHT AND SPACIOUS ACCOMMODATION
- FAR REACHING VIEWS OUT TO BOXHILL
- 15FT LIVING ROOM WITH LARGE BAY WINDOW
- MODERNISED THROUGHOUT
- CLOSE TO MILES OF STUNNING OPEN COUNTRYSIDE
- STYLISH BATHROOM



A spacious two double bedroom 1st floor apartment, situated in the popular village of Pixham, just a short walk to Dorking's main train station and stunning open countryside, being only a short walk from the foot of Box Hill. The property has recently been refurbished and now offers contemporary accommodation along with an impressive private, rear garden and garage in block.

Upon entering through the private front door, stairs lead up to a hallway that connects to all rooms. The generously sized 15ft living room has abundant natural light and retains the original curved bay window, which is a real focal point. Neutral flooring and built-in shelving adds practicality and fitted lighting to enhance the space. To the rear of the property there is a well-equipped kitchen/breakfast room offering a range of stylish base and eye-level units, ample worktop space, a built-in hob and oven and room for additional appliances. The primary bedroom is an impressive double, featuring a rear aspect and plenty of space for additional furniture. Bedroom two, another double room, provides ample space for furniture or the potential for built-in wardrobes. The recently updated bathroom offers a luxurious feel, with stylish tiling, a white suite and bath with wall mounted shower.

#### Outside

At the front is a pathway leading to the front entrance door. A side gate opens to reveal an impressive, private rear garden, featuring both a generous patio and lawn, along with a large shed for ideal storage.

On street parking is available to those with a resident permit (Zone M2), pricing and details of which can be found on Mole Valley's website.

#### Leasehold

The property is leasehold with 120 years remaining. No ground rent will be payable and there are no service charges. The property is responsible for paying any maintenance required on the first floor. More information is available upon request.

#### Utilities & Services

This property falls under Council Tax Band C. The property is connected to mains gas, electricity and water/drainage. ADSL broadband is available, although we advise that you check download and upload speeds independently.

#### Location

Swan Mill Gardens is situated just on the outskirts of Dorking town centre 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 is within proximity offering direct services into London Victoria and London Waterloo in approx. 50 minutes. 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 renowned for its outstanding countryside including Ranmore and Box Hill (National Trust) and is ideal for the walking and riding enthusiast. Denbies Wine Estate (England's largest vineyard) is also nearby with its popular restaurant, vineyard tours, gift shop and hotel.

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

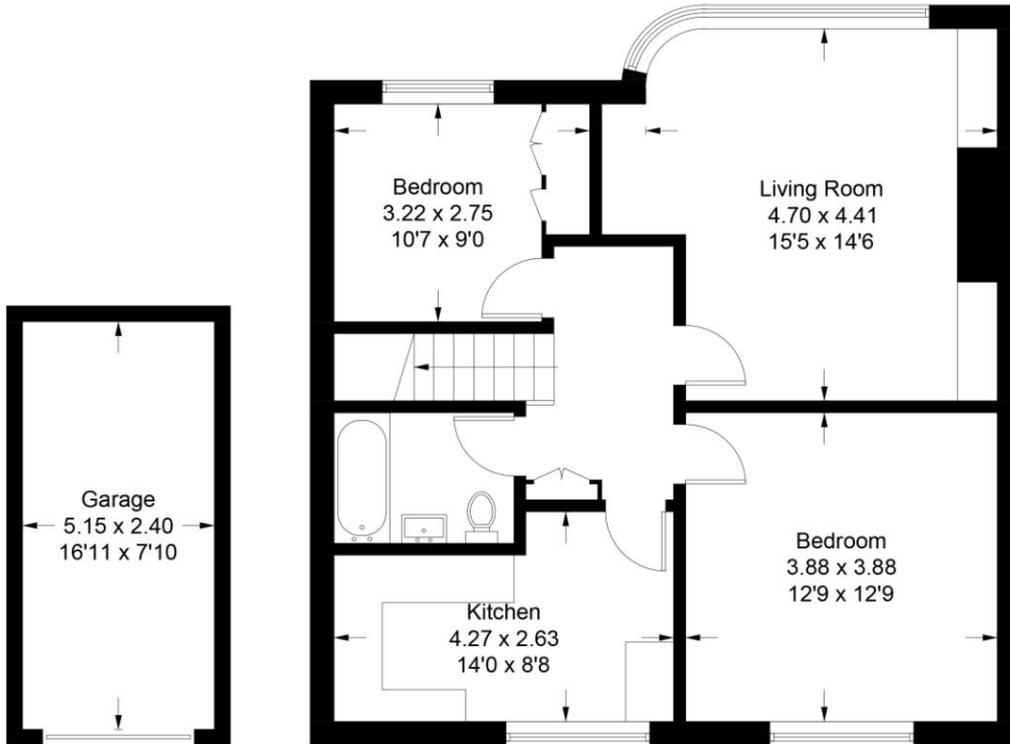
**FIXTURES & FITTINGS** - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

**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



## Swan Mill Gardens, RH4

Approximate Gross Internal Area = 68.8 sq m / 740 sq ft  
 Garage = 12.4 sq m / 133 sq ft  
 Total = 81.2 sq m / 873 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. (ID1284899)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band C

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

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