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Nower Lodge, Dorking RH4

Guide price £335,000

- One excellent bedroom
- Triple aspect living/dining room
- Modern integrated kitchen
- Magnificent views across 'The Nower'
- Modern bathroom with separate walk-in shower
- Covered car port and visitors' parking
- Immaculate communal gardens backing onto 'The Nower'
- Highly sought after private gated development
- No onward chain
- Short walk from Dorking town centre, mainline train stations & surrounded by beautiful open countryside



A beautifully presented top floor apartment offering over 900 sq ft of bright, spacious accommodation with picturesque views and a car port. Situated a short walk from Dorking town centre in a highly regarded gated development surrounded by elegant communal gardens backing onto 'The Nower'.

Nower Lodge is an old schoolhouse originally built in the 1800s which was beautifully restored by Devine Homes about 11 years ago, retaining its former glory providing a range of stunning apartments.

The property is approached via an electric gate along the sweeping driveway leading to the car port and visitors' parking. At the front there is a pretty garden with water feature and pathway providing access to the communal entrance hall.

As soon as you step through the front door into the apartment you are instantly met with the warm welcoming feel this home offers. The spacious hallway provides access to all the rooms, further benefitting from a useful large storage cupboard. The real centrepiece to this wonderful home is the impressive 26' x 17'1 ft open plan living/dining room which has been designed to be the heart of the home enjoying magnificent views across 'The Nower' and Dorking town reaching as far as Box Hill. Being triple aspect, this is a lovely bright room with plenty of natural light flooding in creating the ideal space for entertaining with family or friends. Next is the spacious kitchen which has been fitted with an array of modern floor to ceiling units complemented by granite work tops, wine rack and all the expected integrated Smeg appliances, as well as plenty of space for a dining table if desired. The bedroom is an excellent 12'10 x 11'10 ft benefitting from a large built-in wardrobe. Finishing off the accommodation is the impressive bathroom complete with a modern white suite offering a bath, as well as a large walk-in shower with the added bonus of two large windows enjoying pleasant views.

Outside

Nower Lodge is set within immaculate yet well-established South West facing communal gardens which are principally laid to lawn with perfectly manicured trees and shrubs as well as beautifully kept flower beds. Towards the back of the garden railway sleepers have been cleverly positioned stepping down to a lower section offering an area of patio providing the perfect place for al fresco dining or simply just enjoying on a warm summer's day. The whole garden is fully enclosed creating a serene and secluded space with the added benefit of a secret door opening out onto the 'The Nower' - perfect for walking enthusiasts.

The property is share of freehold with a 999 year lease and the service charge is approximately £1909.38 per annum.

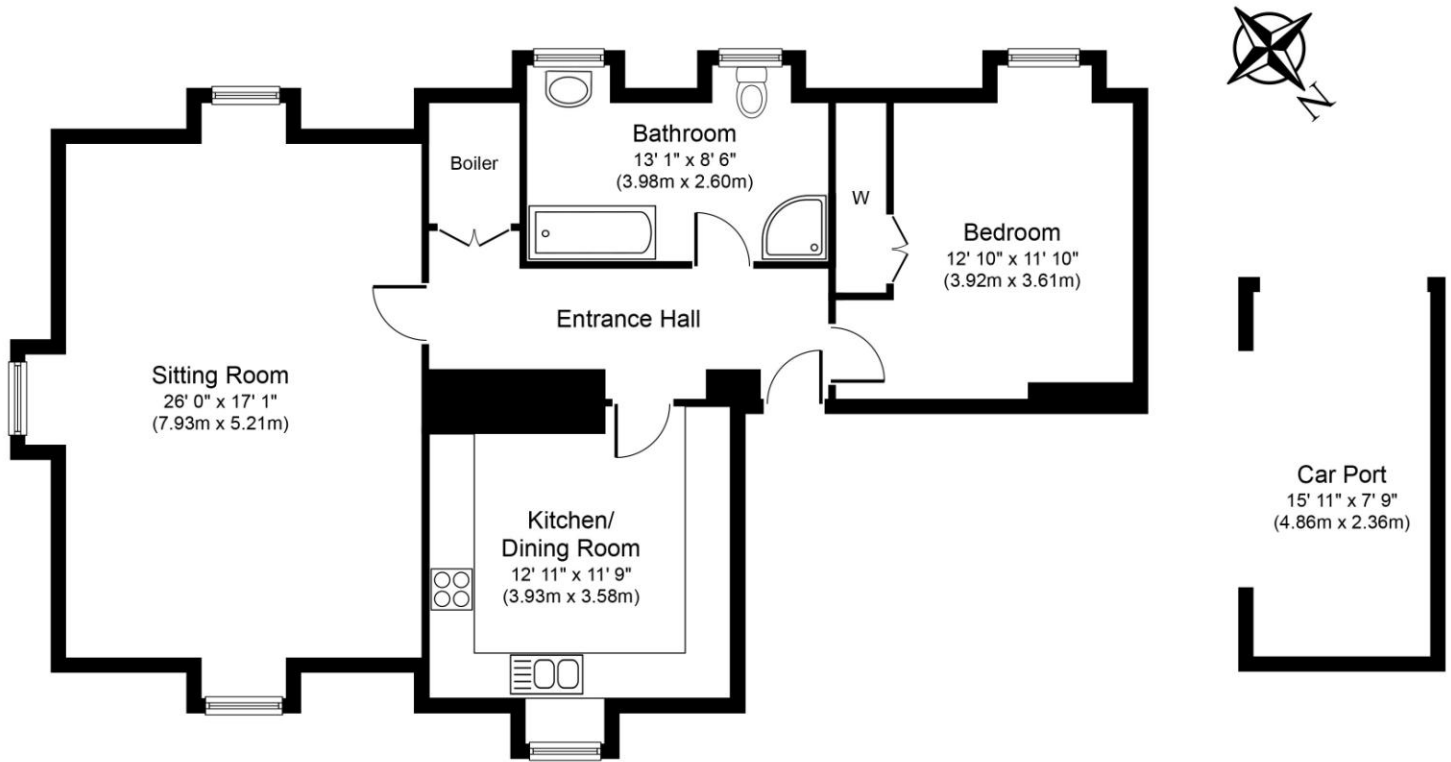
Location

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 Main, Dorking Deepdene and Dorking West) all of which offer a direct service to London Victoria and London Waterloo in approximately 50 minutes as well as 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 'The Nower', Ranmore and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard).

VIEWING - Strictly by appointment through Seymours Estate Agents, 27 South Street, Dorking, RH4 7JZ.

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



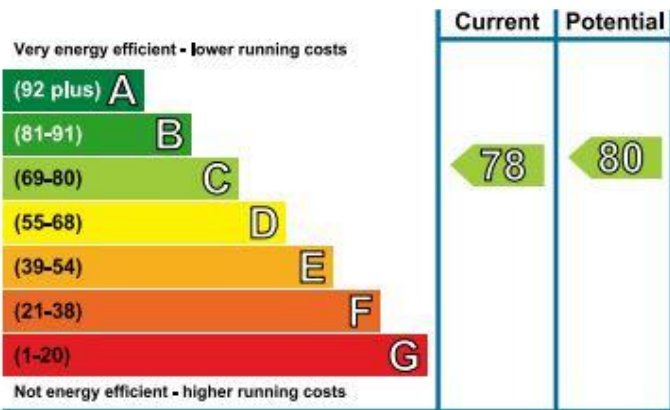


Approximate Floor Area
908 sq. ft.
(84.43 sq. m.)

Outbuilding
Approximate Floor Area
123 sq. ft.
(11.47 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax

Band D

TENURE

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 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