Claygate Road
Dorking, Surrey, RH4

OIEO £500,000

Property Features

- Three bedrooms
- Spacious living room
- Modern kitchen/breakfast room
- Impressive conservatory with views
- Downstairs utility/cloakroom
- Stylish family shower room
- Delightful front & back gardens
- Garage & driveway parking
- Quiet, tucked away position
- Walking distance from high street, train stations & schools
A superbly presented detached three bedroom family home offering over *** sq ft of bright, flexible accommodation which has been updated to a high standard. Situated just on the outskirts of Dorking town centre, yet within walking distance from the high street, excellent schools, train stations, and beautiful open countryside.

The current owners have updated the property throughout offering bright, versatile accommodation which flows beautifully, ideal for modern day family living. As soon as you step through the front door into the entrance hall, you are met with the warm welcoming feel that this home offers. The spacious front aspect sitting room is an excellent ** with beautiful bay window and charming gas fireplace creating a lovely, cosy ambience. Across the hall is the open plan kitchen/breakfast room fitted with an array of floor to ceiling units, complemented by ample worktop space, breakfast bar and all the expected integrated appliances including a double oven one of which is a combination oven, two drawer dishwasher, five ring gas hob and further benefits from a spacious larder. The real centrepiece to the wonderful home is the magnificent conservatory which the current owners use as a dining room but could have a number of different uses such as an additional family room. This is a lovely bright space with plenty of natural light flooding in and beautiful views, plus further benefits from French doors opening into the garden and underfloor heating. Finishing off the ground floor is the downstairs utility/cloakroom proving direct access into the garage.

From the hallway, stairs rise to the first-floor landing which in turn provides access to all the upstairs accommodation and loft hatch. Bedrooms one and two are both spacious doubles with the third being a good-sized single that could alternatively be used as a study if preferred. Finishing off the upstairs accommodation is the modern family shower room completed with a walk-in shower, underfloor heating and stylish tiling.

Outside
Towards the front of the property there is a pretty front garden surrounding the private driveway with space for several cars and access to the garage.

The tranquil East facing back garden is yet another wonderful benefit to this home offering an area of lawn with a section of decking ensuring the garden can be enjoyed throughout all times of the day. In addition, the current owners have cleverly designed a raised terrace, perfect for capturing the views and watching the sun go down on a warm summer’s day. The whole garden is fence/hedge enclosed creating a sense of privacy with an inviting array of trees, shrubs and beautifully stocked flowerbeds.

Location
Claygate Road 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 mainline and Deepdene railway stations are within close proximity (0.9 miles), just a short 15 minute walk away offering a direct service into London Victoria and London Waterloo in approximately 50 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8 offering direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store, excellent sports centre and The Dorking Hall regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe (11 minute walk away) and The Priory at secondary level and St Pauls and St Martins at primary level. The general area is famous for its outstanding countryside including ‘The Nower’, Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England’s largest vineyard) situated on the norther outskirts of Dorking.

VIEWING - Strictly by appointment through Seymours Estate Agents, 27 South Street, Dorking, RH4 2JZ.

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.
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Approximate Gross Internal Area = 95.9 sq m / 1032 sq ft
Garage = 13.7 sq m / 147 sq ft
Total = 109.6 sq m / 1179 sq ft

Ground Floor
- Conservatory: 3.69 x 3.43 / 12'1" x 11'3"
- Kitchen / Dining Room: 5.82 x 3.70 / 19'1" x 12'2"
- Garage: 5.61 x 2.52 / 18'1" x 8'3"
- Outside Bin Store: Up / IN

First Floor
- Bedroom: 3.58 x 2.68 / 11'9" x 9'
- Bedroom: 3.18 x 3.13 / 10'5" x 10'3"
- Living Room: 4.04 x 3.61 / 13'3" x 11'10"
- Bedroom: 2.56 x 2.10 / 8'5" x 6'11"

Illustration for identification purposes only. Measurements are approximate, not to scale. (ID635518)

COUNCIL TAX BAND
Band E

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 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.