



Willowmead

77 Ashcombe Road, Dorking, RH4

Guide Price £895,000

Property Features

- Four bedrooms
- 28'7 ft kitchen/dining room
- Spacious living room
- Plenty of potential to extend STPP
- Self-contained annex studio
- Downstairs shower room & family bathroom
- Large back garden
- Driveway parking & garage
- Close by to The Ashcombe & St Martin's Schools
- Walking distance from Dorking Town & mainline stations



Full Description

An exciting opportunity to purchase a substantial four bedroom detached family home offering bright, spacious accommodation with a large garden, a self-contained studio annex and plenty of potential to extend STPP. Positioned along one of Dorking's premier roads, just a few moments from everything the town has to offer including the mainline stations, Meadowbank Park, stunning countryside walks and both St Martins Primary school and The Ashcombe.

The accommodation begins in the entrance hall providing access to all the ground floor accommodation which flows beautifully, ideal for modern day family living. The front aspect living room is a well-proportioned 21'ft benefiting from a contemporary wood burner, creating a warm cosy ambience. Flowing through into the kitchen/dining room which has been designed to be the heart of the home and is an impressive 28'7'ft offering plenty of space for a large dining table with chairs, ideal for entertaining guests. This is a lovely bright space with plenty of natural light flowing through and French doors opening into the garden. The kitchen itself has been fitted with an array of modern floor to ceiling units complemented by granite worktops, Belfast sink and a selection of integrated appliances. Completing the ground floor accommodation is the downstairs shower room.

From the hallway, stairs rise to the spacious first floor landing which in turn provides access to all the upstairs accommodation. As you can see from the measurements, the front aspect master bedroom is a very spacious 15'1'ft with full width fitted wardrobes and vanity unit. Bedrooms two and three are both generous doubles with the second benefiting from built-in wardrobes. Bedroom four is a good-sized single that could alternatively be used as a study. The family bathroom fitted with a modern white suite completes the accommodation.

In addition, the property offers superb potential to extend upwards and outwards STPP like many others along the road.

Studio/Annex 16'7'ft

Another excellent advantage is the self-contained studio which has its own private entrance but can also be directly accessed from the main house, ideal for a dependant relative or perhaps a teenager to have their own space. In brief, the studio annex offers spacious open plan accommodation with a modern kitchen and separate shower room with a fitted white suite.

Outside

To the front there is a private drive with parking for several cars, access to the garage and an area garden with mature hedging offering screening from the road.

The tranquil back garden is a huge feature to this wonderful home, mainly laid to lawn with a full width patio - ideal for al fresco dining or entertaining in the warmer months. A pathway leads down the middle of the garden providing access to the greenhouse. Over a number of years, the current owners have put many hours into creating a beautiful, enclosed environment with an inviting array of trees, shrubs and well stocked beds.

Location

Ashcombe 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 within close proximity (0.4 miles), just a short 6 minute walk away offering a direct service into London Victoria and London Waterloo in approximately 50 minutes. Dorking West station is approximately (0.5 miles) a 9 minute walk away. 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 just across the road (1 minute walk) and The Priory at secondary level and St Martins (9 minutes walking distance) and St Pauls at primary level. Nestled within the Surrey Hills classed as an area of outstanding natural beauty, the general area is famous for its stunning 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 northern 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.

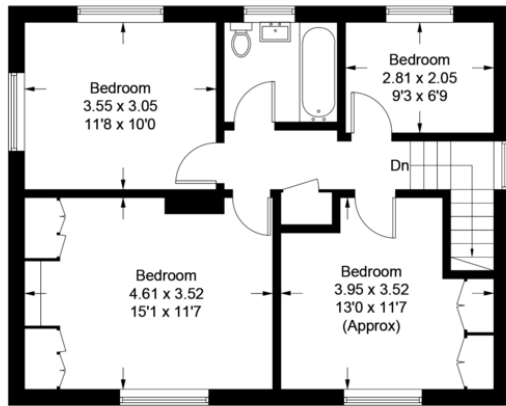
MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract



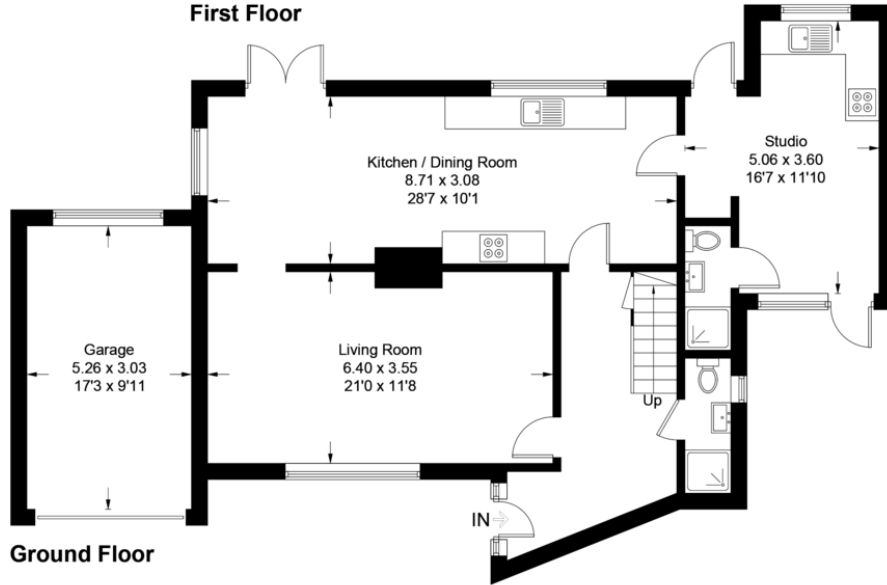


Ashcombe Road, RH4

Approximate Gross Internal Area = 143.1 sq m / 1540 sq ft
 Garage = 16 sq m / 172 sq ft
 Total = 159.1 sq m / 1712 sq ft



First Floor



Ground 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. (ID697118)



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		79

COUNCIL TAX BAND

Band G

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