



Boxhill Road

Guide Price £775,000

EPC Rating '63'

- Three bedrooms
- Large enclosed garden
- Large driveway
- Garage
- Two reception rooms
- Close to stunning countryside
- Close to village shops
- Bathroom and en suite
- Potential to extend into the loft STPP
- 2187 sq ft in total



A beautifully presented three bedroom detached family home offering 1974 sq ft of flexible, immaculate accommodation with a large enclosed rear garden and a bonus loft room. The property is situated at the top of Box Hill, which is considered to be an area of outstanding natural beauty.

This property has been updated and extended to offer bright, versatile accommodation which flows beautifully and is ideal for modern day living. The accommodation starts in the secure porch before opening through to the first spacious reception room, with bay window, which leads to all rooms. Next is an impressive 24ft kitchen/breakfast room which has been designed to be the heart of the home with a range of fitted eye and base level units complemented by real wood worktops, breakfast bar, selection of integrated appliances and space for all the expected appliances. This is a lovely bright room thanks to the front aspect bay window, large side window and a useful side door. The kitchen flows through to the rear reception room which is another wonderful bright room, perfect for entertaining friends or family thanks to full width bi-folding doors to the garden and a stunning lantern roof window.

The Master bedroom is a superb space benefitting from a dressing room area and its own private ensuite shower room. Bedroom two is a generous double with a front aspect bay window. Bedroom three benefits from its own private ensuite shower room. The ground floor is where you can find the family bathroom fitted with a modern white three piece.

There is a bonus loft room, which the previous owner started to convert, so does provide further potential accommodation STPP.

Other features are the gas boiler was updated in 2016 and a new hot water tank in 2017.

Outside

Towards the front of the property is a large gravel driveway and pretty front garden.

The large back garden is another huge feature to this wonderful property and is mainly laid to lawn with two impressive decked areas providing the ideal space for al fresco dining and entertaining in the warmer months. All fence and hedge enclosed creating a serene, secluded space.

Towards the back of the garden is another useful shed.

Garage

Another advantage is the detached garage.

Location

The property is situated within Box Hill set high up in the glorious North Downs considered to be an area of outstanding natural beauty. The area is primarily owned by the National Trust and includes 7 countryside walks, just moments away from the property offering fantastic opportunities for cycling, walking and riding enthusiasts with extensive bridleways accessed nearby. Box Hill village offers a range of amenities including a restaurant, gastro pub 'The Tree', local shops, village hall and doctor's surgery, whilst more comprehensive shopping/recreational/educational facilities can be found in the nearby towns of Dorking, Leatherhead, Epsom, Reigate and Tadworth. Communication links to the area are excellent with the M25 giving access to London and the motorway network (access via junction 8 Reigate or junction 9 Leatherhead), whilst Epsom, Leatherhead and Dorking have mainline stations providing regular services to London Waterloo and Victoria. The general area is famous for its outstanding countryside, with breath-taking views which can be enjoyed from Box Hill viewpoint and even hosted the Olympic Cycle race in 2012. In addition, the Denbies Estate (England's largest vineyard) is situated at the bottom of Box Hill offering further walks and recreational facilities.

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

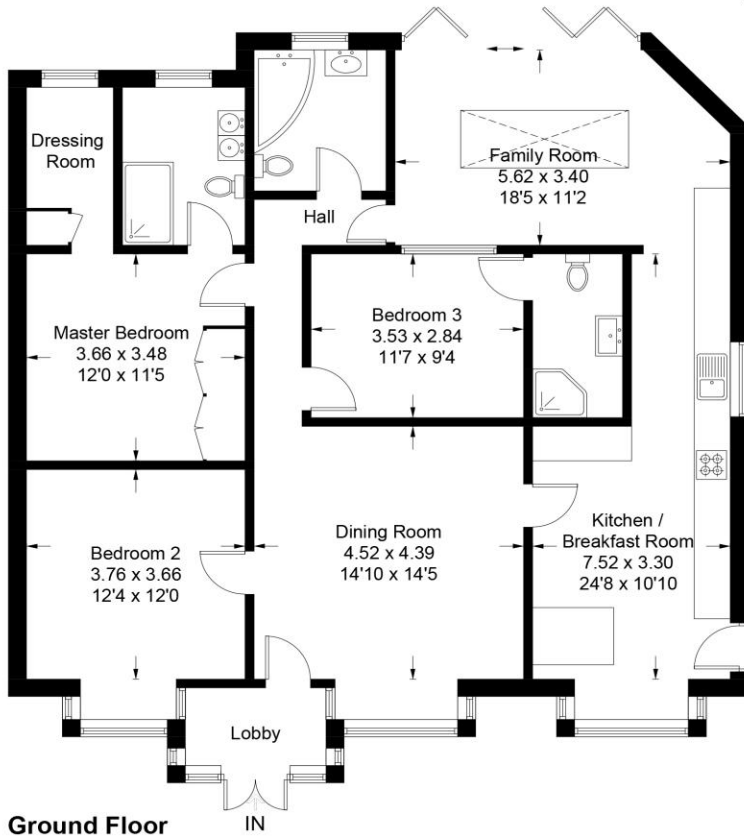
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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



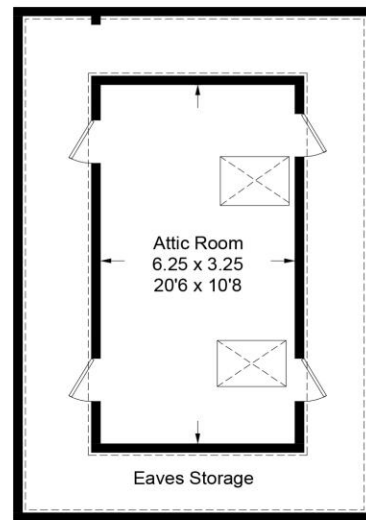
Box Hill Road, KT20

Approximate Gross Internal Area = 154 sq m / 1658 sq ft
 (Excluding Reduced Headroom / Eaves Storage)
 Garage = 19.8 sq m / 213 sq ft
 Reduced Headroom / Eaves Storage = 29.4 sq m / 316 sq ft
 Total = 203.2 sq m / 2187 sq ft

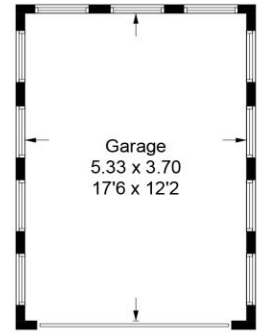


Ground Floor

= Reduced headroom below 1.5m / 5'0

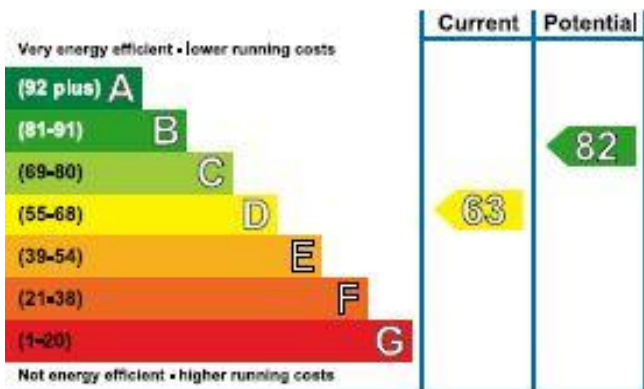


First Floor



(Not Shown In Actual Location / Orientation)

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. (ID693660)



COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley

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