

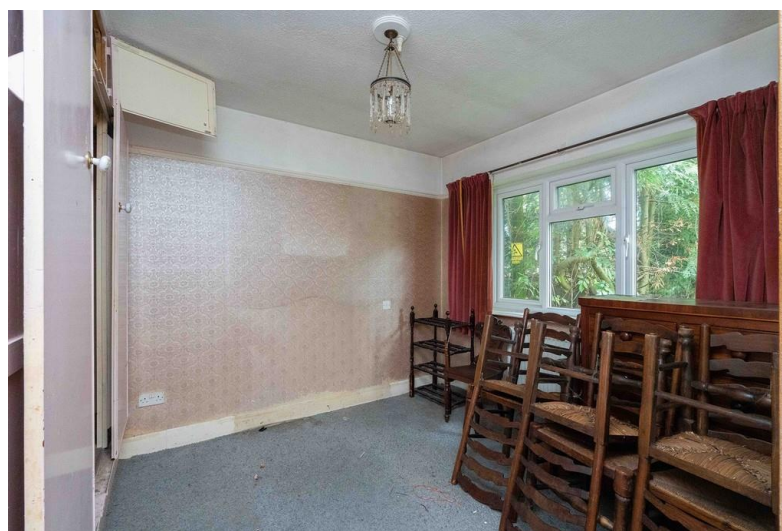
## Happy Thought, Tadworth KT20

- Two double bedrooms
- Potential to update & extend STPP
- No onward chain
- Kitchen/dining room

- Living room
- Bathroom & separate cloakroom
- Large garden
- Detached double garage

## Guide Price £550,000

- Close by to village amenities & National Trust walks
- Situated at the top of Box Hill in an area of outstanding natural beauty



An exciting opportunity to purchase a two bedroom detached bungalow that has been well-loved over the years and now offers plenty of potential for a new owner to update and extend STPP. Situated within a semi-rural, tucked away position at the top of Box Hill considered to be an area of outstanding natural beauty.

The accommodation begins in the covered porch before opening through into the entrance hallway which in turn provides access to all the accommodation and useful storage cupboard. The rear aspect living room is a well-proportioned 12'7 ft with a brick exposed open fireplace. Next is the front aspect kitchen/dining room which provides a new owner plenty of potential to update and further benefits from a back door opening into the garden. Bedrooms one and two are situated across the hall and are both spacious doubles. Completing the accommodation is the bathroom and separate cloakroom.

### Outside

To the front there is a gated driveway offering parking for several cars in front of the garage before a pathway leads to the porch.

The enclosed back garden is an extensive size with an array of mature trees and shrubs.

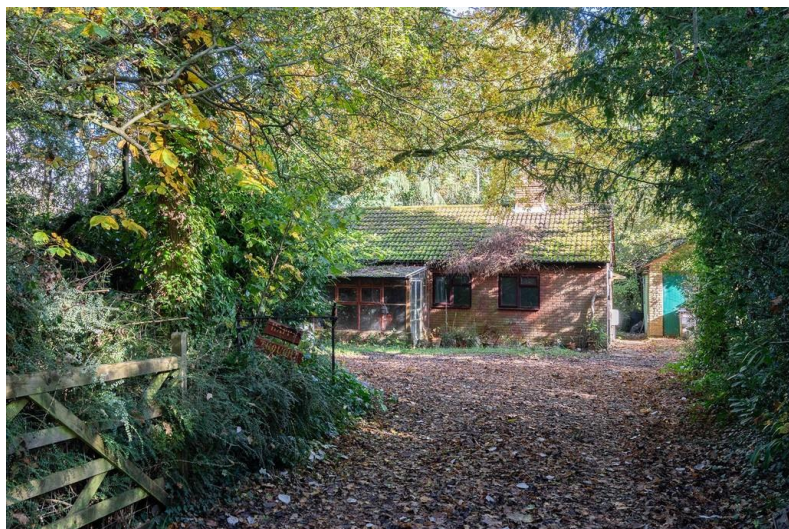
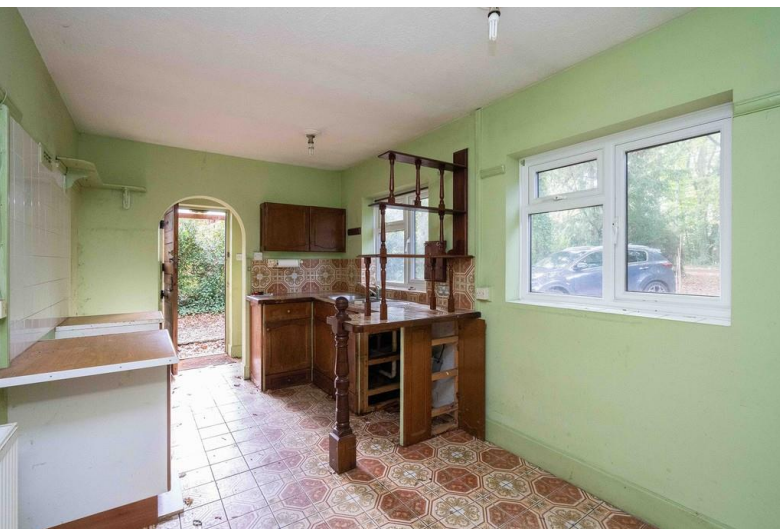
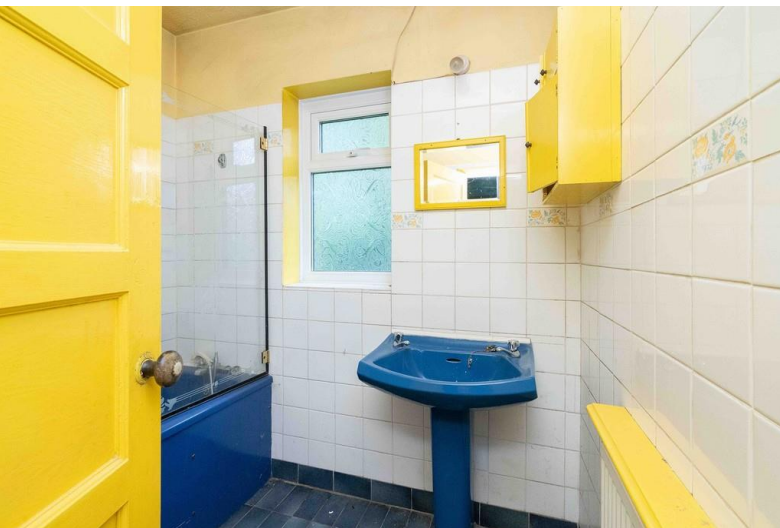
### Garage

There is a detached garage with power and lighting offering further parking for two cars.

### Location

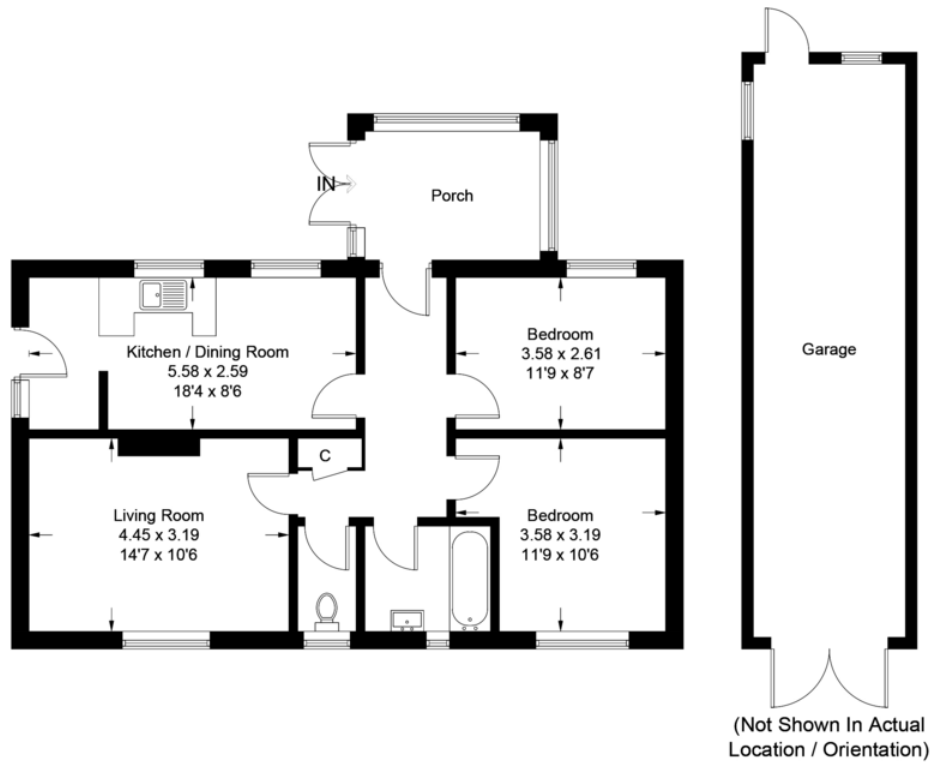
The property is situated along the highly sought after Ashurst Drive, a tree lined road nestled within Box Hill set high up in the glorious North Downs considered to be an area of outstanding natural beauty. The area is primarily owned by the National Trust and includes 7 countryside walks, just moments 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. **PROBATE** - PLEASE BE AWARE THIS PROPERTY IS SUBJECT TO PROBATE.



## Ashurst Drive, KT20

Approximate Gross Internal Area = 73.8 sq m / 794 sq ft  
(Excluding Garage)



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. (ID702425)

EPC Graph - TBC

### COUNCIL TAX BAND

Tax band E

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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Surrey, RH4 2JZ

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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 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