

## 46 Pixham Lane, Dorking RH4

Guide price £399,950

- Two double bedrooms
- Living room with open fireplace
- Dining room
- Modern kitchen
- Family bath/shower room
- Delightful landscaped garden
- Period & character features
- Utility store/potential to extend STPP

- Outskirts of Dorking town centre
- Short walking distance from mainline stations



A charming two double bedroom end of terrace house offering bright, versatile accommodation with a delightful back garden and potential to extend STPP. Situated within the heart of Pixham, just a few moments away from everything Dorking town has to offer including two mainline train stations, the High Street and miles of stunning open countryside.

The accommodation flows beautifully, ideal for modern day family living and begins in the spacious 13'5 ft front aspect living room with pretty bay window and open fireplace, creating a warm cosy ambience. Next is the dining room which is another well-proportioned space with plenty of room for a large table and offers the ideal place for entertaining guests. Completing the ground floor accommodation is the kitchen fitted with an array of floor to ceiling units complemented by ample work surface space, an integrated oven with gas hob and plenty of room for all the expected appliances.

From an internal hall, stairs rise to the first-floor landing providing access into both bedrooms. As you can see from the measurements, the principal bedroom is an excellent 11'4 ft with built in storage and provides access to the bathroom. The updated bathroom has been fitted with a modern white suite which includes a bath and separate shower. Completing the accommodation is the front aspect second bedroom which is another generous double.

### Outside

To the front, there is a pretty wall and gate enclosed garden.

The landscaped back garden is yet another advantage to this home with a full width patio accessed directly from the house before a pathway leads through the garden to an area of lawn, creating the ideal space for al fresco dining or entertaining during the warmer months. Over a number of years, the current owner has put many hours into creating a wonderful, enclosed environment with an inviting array of trees, shrubs and well stocked beds. In addition, there is useful utility room providing space for washing appliances, a useful side access gate and a large log store.

### Location

Pixham Lane 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 (0.6 miles), just a short 13-minute stroll away offering direct services 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 selection of very good schools including The Ashcombe which is a very convenient 1 minute walk away and The Priory at secondary level with St Martins and St Pauls at primary level. The property is nestled within the Surrey Hills which is 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.

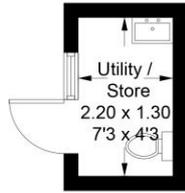
**FIXTURES AND FITTINGS** - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

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

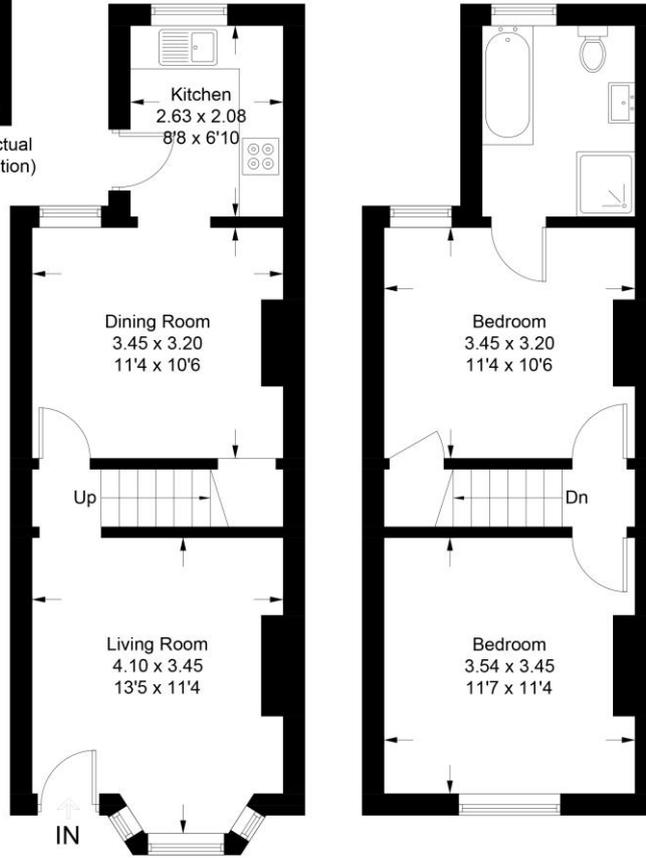


## Pixham Lane, RH4

Approximate Gross Internal Area = 67 sq m / 721 sq ft  
Outbuilding = 2.9 sq m / 31 sq ft  
Total = 69.9 sq m / 752 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

First 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. (ID722420)

EPC – TBC

**COUNCIL TAX BAND**

Tax band D

**TENURE**

Freehold

**LOCAL AUTHORITY**

Mole Valley District Council

### CONTACT

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