Seymours









Hampstead Lane

Dorking

Guide Price £975,000

Property Features

- SEMI DETACHED PERIOD HOUSE OVERLOOKING NATIONAL TRUST LAND
- FOUR BEDROOMS & THREE BATHROOMS OVER THREE FLOORS
- MAIN BEDROOM WITH ENSUITE SHOWER ROOM
- IMPRESSIVE REAR GARDEN BACKING ONTO FIELDS
- 236 SQ FT DETACHED HOME STUDIO & WORKSHOP
- DRIVEWAY PARKING
- SEMI RURAL LOCATION
- OPEN PLAN KITCHEN/DINING ROOM WITH LOUNGE OVERLOOKING GARDEN
- OVER 2100 SQ FT IN TOTAL
- CLOSE TO EXCELLENT SCHOOLS AND DORKING TOWN CENTRE

Full Description

A substantial and beautifully positioned four double bedroom family home, offering generous and versatile accommodation together with a large garden, extensive parking and wonderful views across National Trust countryside. The property combines attractive character styling with an impressive open-plan living space and also benefits from a detached garden building, currently arranged as a home studio and adjoining workshop. Nestled away in a leafy setting just outside Dorking Town centre, but still close to excellent local schools and local amenities.

The property is approached via a generous, gated driveway providing ample off-road parking. The attractive red-brick and tile-hung exterior gives the home plenty of character, while its position alongside open fields creates a particularly appealing semi-rural setting. Inside, the real heart of the home is the impressive open-plan kitchen, living room. The contemporary kitchen is fitted with an extensive range of white Shaker-style cabinetry complemented by contrasting dark worktops, with a large central island and breakfast bar seating providing additional preparation space and casual meals. The kitchen flows seamlessly into a spacious living room, finished in rich green tones and featuring a wood-burning stove, neutral wooden flooring and bi-folding doors opening out onto the garden, creating an excellent space for entertaining. Steps lead down to the dining area, another excellent space with doors leading out to the garden as well as access to the utility room. The entire downstairs space has been fitted with underfloor heating throughout for a cosy and comfortable feel in the colder months.

The bedroom accommodation is arranged over the upper floors, with well-proportioned rooms offering plenty of flexibility for a growing family. The principal bedroom is a generous double with a private ensuite shower room. There are two further double rooms on this floor, both served by both a modern family bathroom with bath and white suite. Both bathrooms benefit from underfloor heating. Stairs rise to the second floor which leads to another bright and airy bedroom with ample eaves storage and Velux windows offering stunning views out, along with a further en-suite shower room.

Outside is a particular feature of the home. The substantial garden wraps around the property and offers a combination of lawn, established planting and patio areas, with a wonderfully open outlook across neighbouring National Trust fields and the surrounding countryside. Set separately within the garden is a substantial detached timber building with large, glazed doors overlook the garden. Currently fitted and used as a home studio, it provides an excellent ready-made space for anyone looking to work from home, while equally lending itself to use as a home office, gym, games room or garden studio. There is also an adjoining workshop, making this space extremely versatile. Agent's Note regarding garden boundary: The current owners have recently agreed, subject to contract, to purchase an additional strip of garden currently rented from a local landowner. This parcel of land will be included in the sale.

Altogether, this is a spacious and highly versatile family home offering an excellent balance of modern open-plan living, generous outside space, ample parking and an enviable countryside outlook.

Location

The property is located on the edge of some of Surrey's finest and unspoilt countryside, it is within walking distance of Dorking Town centre and the village of Westcott. Westcott provides a small selection of shops, two pubs and a village church. For more comprehensive facilities the town of Dorking lies within 1.2 miles and provides good shopping, recreational and educational facilities together with a mainline station (Waterloo and Victoria in approx 55mins). There are also easy road links to the M25, Gatwick and Heathrow airports and London City centre. The general area around is highly regarded for its outstanding countryside.

Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.



















Hampstead Lane, RH4

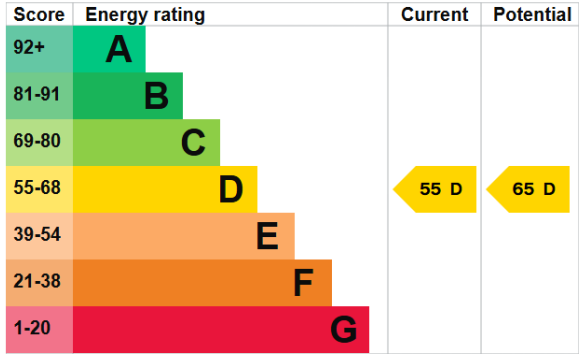
Approximate Gross Internal Area = 145.6 sq m / 1567 sq ft
(Excluding Reduced Headroom / Eaves Storage)
Garden Room = 30.6 sq m / 329 sq ft
Reduced Headroom / Eaves Storage = 21.9 sq m / 236 sq ft
Total = 198.1 sq m / 2132 sq ft



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. (ID1332670)







COUNCIL TAX BAND

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TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

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