



Downsview Gardens

Dorking

Guide Price £899,999

Property Features

- FOUR DOUBLE BEDROOM LINK DETACHED HOUSE
- TWO RECEPTION ROOMS
- VIEWS OVER RANMORE
- PRETTY TIERED GARDEN
- SINGLE GARAGE & DRIVEWAY PARKING
- ST PAULS CATCHMENT
- STYLISH BATHROOM & DOWNSTAIRS W/C
- SHORT WALK TO THE HIGH STREET AND LOCAL AMENITIES
- SOUGHT AFTER LOCATION
- SECURE GATED DEVELOPMENT



Full Description

A beautifully presented four double bedroom, two-bathroom link-detached townhouse, situated within the highly sought-after Downsview private gated development. Enjoying picturesque views towards Ranmore, the property offers spacious and versatile accommodation arranged over two floors, while being within walking distance of Dorking town centre and within the catchment area for the popular St Paul's Primary School. Further benefits include driveway parking, a single garage and a private east-facing rear garden.

The property begins in a welcoming entrance hall, with attractive wooden flooring continuing throughout the ground floor and providing access to all key rooms. The kitchen/breakfast room is a particularly charming space, fitted with a range of built-in units and integrated appliances, together with room for a freestanding fridge/freezer. A delightful corner breakfast nook, surrounded by windows, creates a bright and inviting spot for a table and chairs. To the rear, the dining room offers plenty of space for a large dining table and chairs, with linking French doors which join through to the living room, allowing the two rooms to work wonderfully together for entertaining. The living room is another generous reception space, centred around an attractive gas fireplace with stone surround and enjoys access directly onto the rear garden. Completing the ground floor accommodation is a useful cloakroom/WC, understairs storage and internal access to the single garage. Stairs curve around to the first floor, opening onto a spacious central landing with an airing cupboard and access to all four bedrooms. The principal bedroom is an excellent size, enjoying a dual aspect with leafy views, built-in storage and its own private en-suite shower room. There are three further double bedrooms, each offering excellent proportions, with a combination of built-in storage, ample room for additional furniture and attractive outlooks, including picturesque views towards Ranmore. The family bathroom is fully tiled and fitted with a contemporary white suite comprising a full-size bath with overhead shower.

Outside, the property benefits from driveway parking for one car, access to the single garage and gated side access leading a round to the rear. The east-facing garden provides a wonderfully private, tiered retreat with a combination of patio and lawn, complemented by established rose bushes along the walled boundaries. A further generous patio area extends around the side of the house, providing additional space for outdoor seating and entertaining, along with a large garden shed offering useful storage.

The combination of its gated setting, four genuine double bedrooms, versatile living accommodation and views towards Ranmore makes this an excellent family home, particularly for those looking to enjoy a peaceful setting without sacrificing easy access to Dorking town centre, local schools and the surrounding Surrey countryside.

Service Charge

There is an annual service charge per year for the communal areas and maintenance of the electric gate. This is estimated for 26/27 at £586. This property is council tax band G. The property is connected to mains water, drainage, sewage and gas. The broadband connection is FTTC.

Location

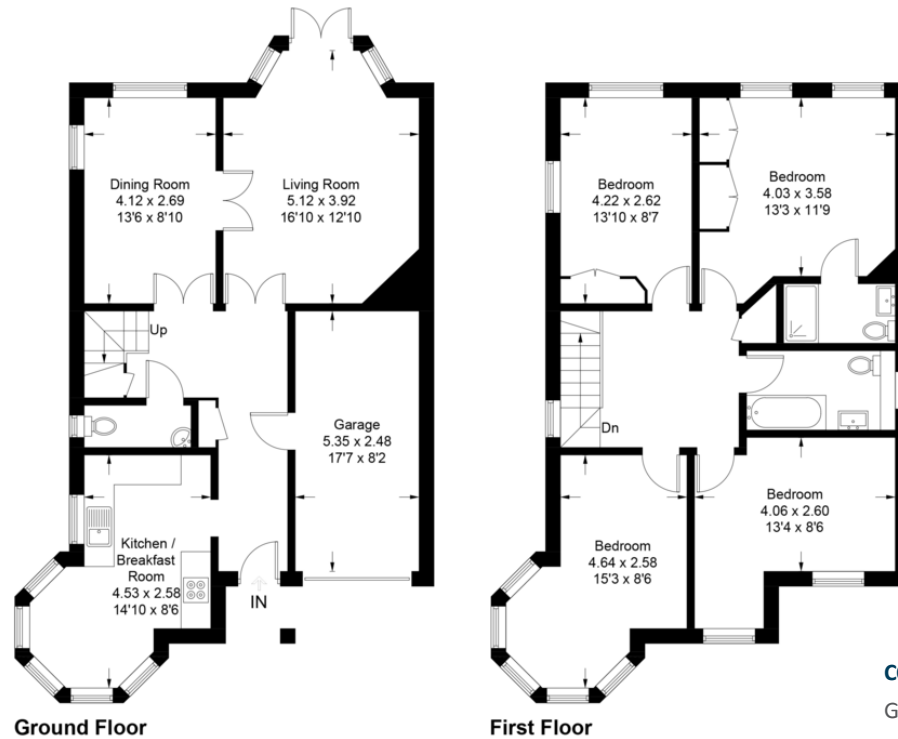
Downsview Gardens is a popular gated development situated just on the outskirts of Dorking town centre which offers a comprehensive range of shopping, social, recreational, and educational amenities with facilities for the commuter from one of three railway stations. Dorking West, Dorking mainline, and Deepdene railway stations are within proximity, offering a direct service into London Victoria and London Waterloo in approximately 55 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 Halls regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe and The Priory at secondary level and St. Paul's and St. Martin's at primary level. The general area is famous for its outstanding countryside including The Nower, Ranmore Common, Box Hill and Leith Hill (National Trust) - ideal for the walking and mountain biking enthusiasts, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.





Downsview Gardens, RH4

Approximate Gross Internal Area = 146.0 sq m / 1571 sq ft
(Including 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. (ID1330094)

COUNCIL TAX BAND

G

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	67 D
39-54	E		
21-38	F		
1-20	G		

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking RH4 2HD.

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.

CONTACT

Cummins House, 62 South Street, Dorking,
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