Seymours



Yew Tree Cottage

Ranmore Common, Dorking

Guide price £960,000







Property Features

- Stunning views
- Sought after rural location
- Four bedrooms
- Double garage and driveway
- Enclosed south facing rear garden
- 30ft kitchen/dining room
- Sitting room with views and bi-folding doors out to the garden
- Master suite with balcony with far-reaching views over the Surrey Hills
- Short drive to Dorking town centre
- Surrounded by National Trust land and access to North Downs way

Full Description

A beautifully modernised and extended four-bedroom semi-detached family home finished to an exceptional standard throughout, this stylish property offers stylish open-plan living space, an enclosed garden, driveway parking for two to three vehicle with detached double garage, and stunning far-reaching views.

The property opens with a welcoming hallway and cloakroom, setting the tone for the home's timeless style and attention to detail. From here, the hallway leads into an impressive open-plan kitchen, living, and dining space, cleverly designed into distinct zones while maintaining a natural sense of flow. The rear-aspect living room is a cosy yet bright space, with bi-fold doors opening onto a sun-filled terrace. The dining area accommodates a family table with ease and adjoins the recently updated kitchen, fitted with a range of Neptune units and wood worktops. A walk-in pantry provides excellent storage. Double aspect windows flood the kitchen with light and offer tranquil views over the garden. Completing the ground floor is a useful utility room with side access via a stable door and a separate, bespoke designed study.

Upstairs, three well-proportioned bedrooms continue the contemporary feel. The spacious principal bedroom enjoys an ensuite shower room and a private balcony with uninterrupted views. The second bedroom is another comfortable double, overlooking the garden and beyond, while the third is a generous single with built-in storage. The fourth bedroom offers versatility, ideal as a child's room or nursery and also has balcony access. A stylish family bathroom completes this floor, finished to a high standard with shower and bath, heated towel rails and elegant tiling. Underfloor heating has also been fitted throughout.

Outside

To the front, a shingle driveway provides access to the detached double garage and leads through to the rear garden. The south facing garden itself has been thoughtfully landscaped and includes a large patio area leading down to a lawn, bordered by shrubs and hedging for a peaceful retreat with wonderful views.

Detached double garage and store (15'1ft x 19ft)

This versatile space offers potential for conversion into a home studio or occasional room if desired, fitted with power and lighting with the added benefit of a second storey for additional storage.

Council Tax & Utilities

This property falls under Council Tax Band D. The property benefits from Air Source Heat Pump and is connected to mains water, private septic tank and mains electricity. There is full fibre to the premises.

Location

The property is situated within an area of outstanding natural beauty on top of Ranmore which is a short distance from Dorking town centre, Westcott, East Horsley, and Guildford. All offering a wide range of shopping, social, recreational and train stations (approximately all providing a 45-55 minute train journey into London – ideal for commuters). Dorking's three train station are under 1.5 miles away with service to London Waterloo, London Victoria, Gatwick airport, Reading, running regularly. Access onto the M25 is within approximately 10 miles, and equidistant to Heathrow and Gatwick airports. The general area is famous for its outstanding countryside including Ranmore Common (National Trust) - ideal for the walking and riding enthusiast.













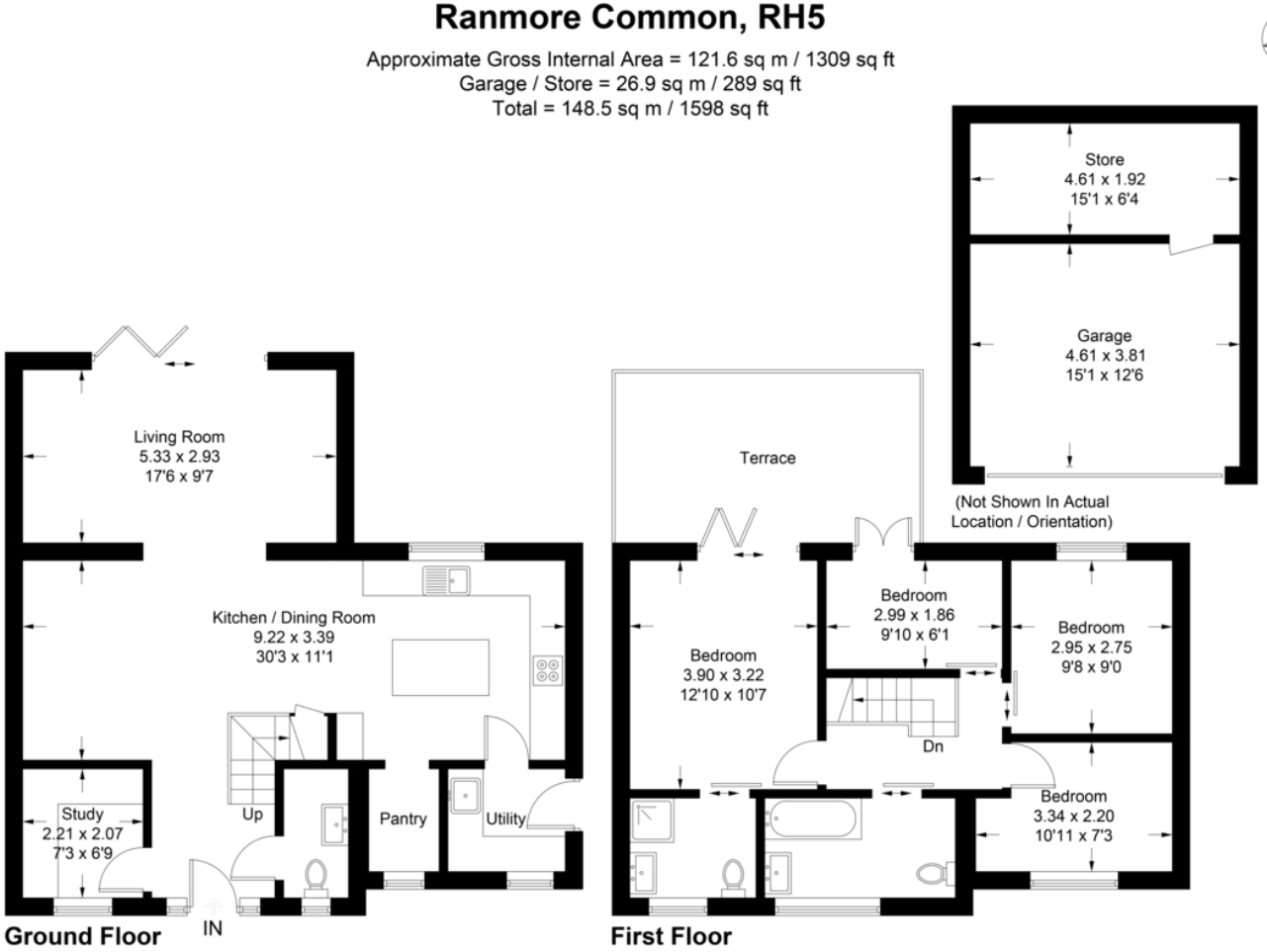






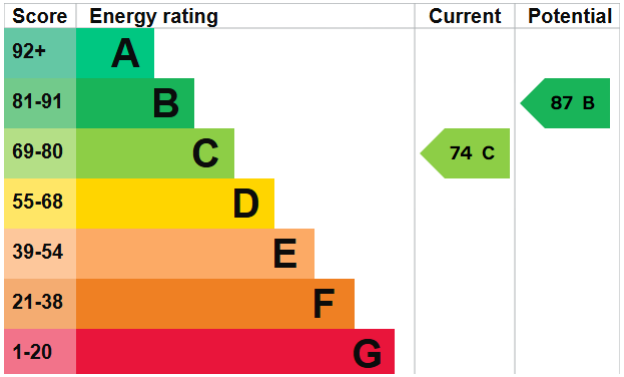
Ranmore Common, RH5

Approximate Gross Internal Area = 121.6 sq m / 1309 sq ft
Garage / Store = 26.9 sq m / 289 sq ft
Total = 148.5 sq m / 1598 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. (ID1059259)





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LOCAL AUTHORITY
Mole Valley District Council

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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