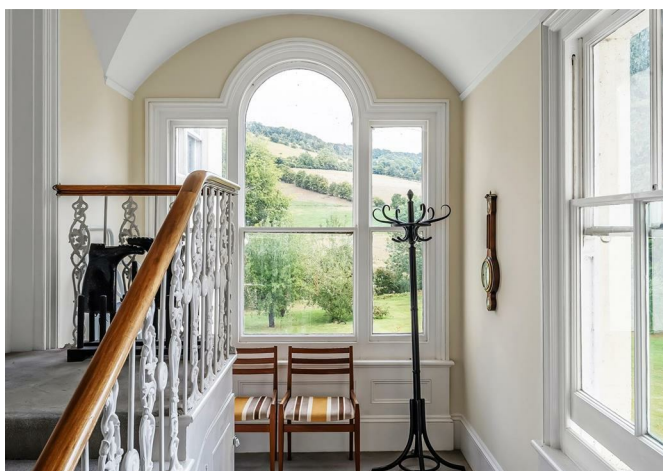




8, Purbrook Pixham Lane, Dorking, Surrey, RH4 1PH

Price Guide £440,000



- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM SUITE
- STUNNING VIEWS TOWARDS BOXHILL
- SINGLE GARAGE WITH PARKING
- PERIOD CONVERTED MANSION
- ENSUITE DRESSING ROOM
- 16'5" X 16'3" LOUNGE
- RESTORED SASH WINDOWS THROUGHOUT
- BEAUTIFUL COMMUNAL GROUNDS

Description

Quietly situated in picturesque Pixham Lane, Dorking, this charming apartment offers a delightful blend of modern comfort and historical character. Dating back to pre-1900, the property boasts a generous 1,047 square feet of living space, making it an ideal choice for those seeking a spacious home in a tranquil setting.

As you enter inside the property, you are welcomed by a beautifully sweeping staircase leading to the first floor of the building. The well proportioned lounge is a great room measuring an impressive 16'5" by 16'3". This inviting space is bathed in natural light and offers stunning views towards the iconic Box Hill, providing a breathtaking backdrop for relaxation and entertaining. The apartment features two well-sized bedrooms, perfect for accommodating family or guests. The master bedroom benefits from its own en-suite dressing room with fitted wardrobes, and direct access into the bathroom from both the master bedroom and the spacious split level hallway.

The kitchen and bathroom have been thoughtfully modernised, ensuring that you enjoy contemporary conveniences while still retaining the charm of the property. The sash hung windows have been lovingly restored by the current owner, adding to the flat's character and appeal. Throughout the property, tasteful redecoration and new carpets create a fresh and inviting atmosphere.

Outside, the beautiful communal grounds provide a serene environment, perfect for leisurely strolls or enjoying the outdoors. Ample car parking is available, along with the added benefit of a single garage en bloc, offering convenience and security for your vehicle.

This apartment is situated in an area of outstanding natural beauty, making it an ideal retreat for nature lovers and those seeking a peaceful lifestyle. With its spacious layout, modern amenities, and stunning views, this property is a rare find in Pixham, with access to both of Dorking's train stations nearby.



Situation

Set at the foot of Box Hill and accessed off the A24 between Dorking & Leatherhead. The property occupies a superb position and is conveniently located within a short walk of Box Hill & Westhumble Station offering regular services to London Victoria, Waterloo, Horsham and Gatwick.

Close by is Denbies – the UK's largest vineyard, the 4* Mercure Burford Bridge Hotel and The Stepping Stones pub, which is popular with families, ramblers and cyclists.

The nearby towns of Dorking and Leatherhead offer a comprehensive range of facilities including restaurants, shops, supermarkets, a superb selection of state and private schools, churches, doctors surgeries, sports halls, gyms, theatres and cinemas.

The property is surrounded by some of the County's finest walking, riding and cycling countryside including Norbury Park, Headley Heath, and the Surrey Hills (AONB). The linked village of Mickleham is home to the parish church, St Michaels School, the village hall and two popular pubs.

Gatwick and Heathrow airports are approximately twelve and twenty-five miles away respectively by local roads or the M25, which can be accessed at Junctions 8 or 9 (Reigate or Leatherhead).

Tenure

Leasehold

EPC

D

Council Tax Band

D

Lease

999 years from 10/09/2012

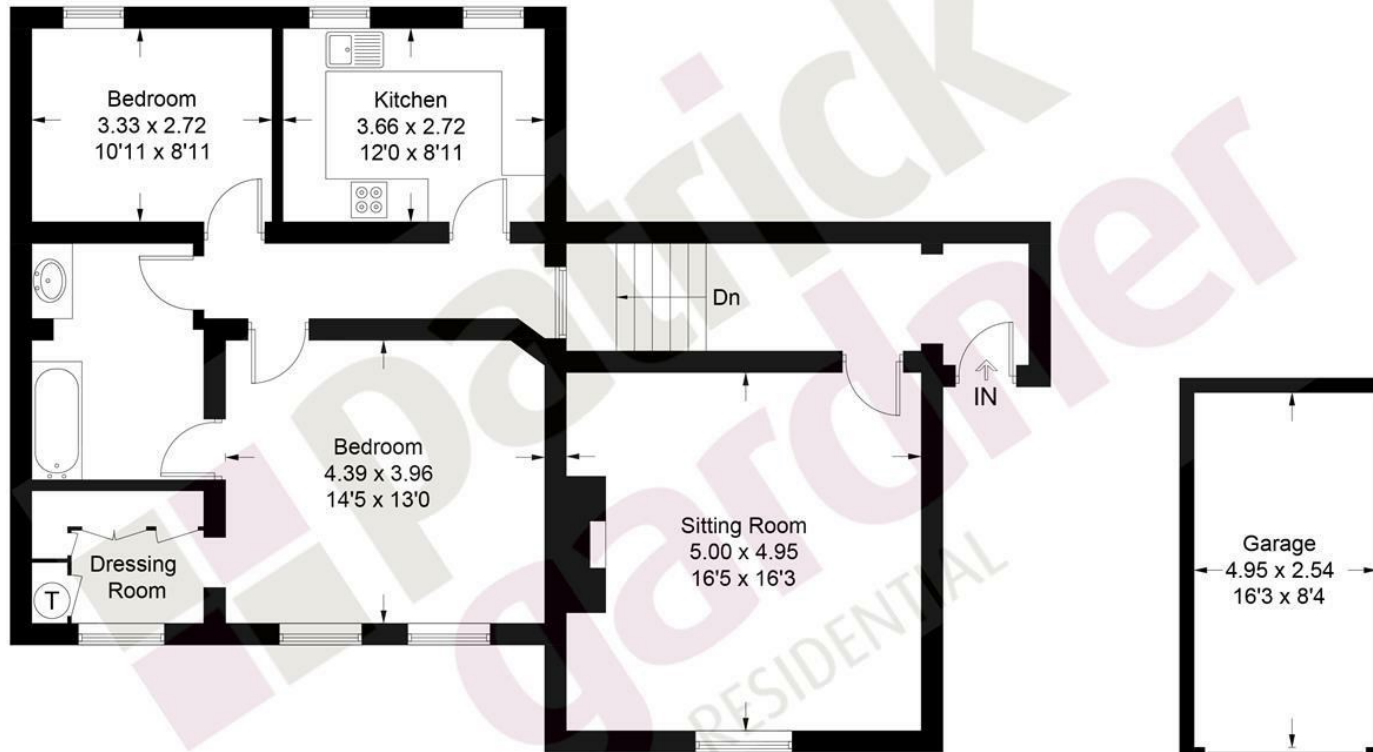
Service Charge

£1,920 p.a

Ground Rent

£50 p.a until 2035 rising to £100 p.a increasing every 50 years

Approximate Gross Internal Area = 97.3 sq m / 1047 sq ft
Garage = 12.6 sq m / 136 sq ft
Total = 109.9 sq m / 1183 sq ft



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 decisions reliant upon them. (ID1236310)
www.bagshawandhardy.com © 2025

171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 **Email:** dorking@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

