



5 Goodwyns Place, Dorking, Surrey, RH4 2AW

Guide Price £435,000



- TWO DOUBLE BEDROOM APARTMENT
- GRADE II LISTED BUILDING
- GENEROUS PROPORTIONS THROUGHOUT
- TWO SPACIOUS RECEPTION ROOMS
- TRIPLE ASPECT MASTER BEDROOM
- POPULAR QUIET LOCATION
- SINGLE GARAGE SPACE
- BEAUTIFUL COMMUNAL GROUNDS
- ONE PRIVATE PARKING SPACE
- CHAIN FREE SITUATION

Description

This rarely available and beautifully presented two double bedroom first floor apartment offers bright and spacious accommodation. Situated on the first floor of this prestigious Grade II listed converted manor house in the sought after Tower Hill area of Dorking. The rooms are very well proportioned with high ceilings, sash and casements windows, some with stone mullions.

The spacious reception room (17'11" x 15'07") is a particular feature of the home, with two large windows providing spectacular views towards Leith Hill and flooding the room with natural light. The attractive dining room has stone mullion windows which reflect the architectural style of the building. This flows nicely into the cottage style kitchen which includes a selection of base units with matching eye level cupboards, ample work surfaces and space for the usual white good appliances. All bedrooms are spacious with views to the front and side elevations. The family bathroom is tastefully appointed with a modern suite.

Externally the communal walled grounds are well maintained with various lawn areas and views towards Leith Hill. There is also a large selection of mature shrubs, trees and flower bed borders. The property also includes a private store room within the cellar of the main house, a garage en block, allocated parking and there are various visitor bays.



Situation

Tower Hill is a highly regarded road just South of the town centre and is within a short walk of the High Street.

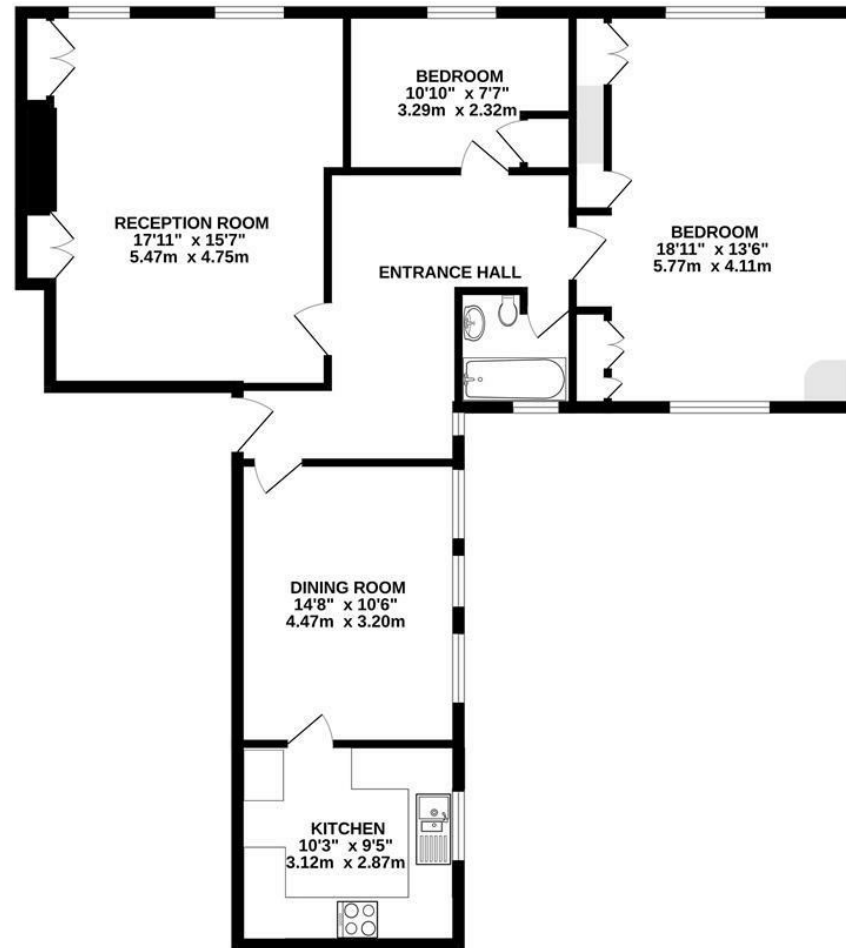
The market town of Dorking offers a comprehensive range of shopping facilities, restaurants, and pubs. The Dorking Halls has a theatre, cinema and the adjacent sports centre provides a gym and swimming pool. Dorking is awash with a good selection of primary and secondary schools including St Pauls, (rated Outstanding) The Ashcombe and Powell Corderoy.

Dorking is situated in an area of outstanding natural beauty, offering some of the county's finest walking, riding and cycling countryside with Box Hill, Leith Hill, Ranmore, Headley Heath and the Surrey Hills all close at hand. Dorking has 3 railway stations offering services North to London, South to Horsham and the South Coast, West to Guildford & beyond and East to Reigate & Redhill.

The M25 can be accessed at junctions 8 & 9, Reigate & Leatherhead.

Tenure	Leasehold
EPC	C
Council Tax Band	D
Lease	225 years from 25/12 1986
Service Charge	£2,746 2024 (paid half yearly includes 5% discount)
Ground Rent	£90.88 P. A. until 25/12/2026

FIRST FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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