



12 Downs View, Pixham, Dorking, RH4 1PX

Price £415,000





- PURPOSE BUILT APARTMENT
- TWO RECEPTION ROOMS
- REMODELLED KITCHEN/BREAKFAST ROOM
- PRIVATE GARDEN TO SIDE
- SINGLE GARAGE EN BLOCK
- SET OVER FIRST & SECOND FLOOR
- THREE BEDROOMS
- MODERN BATHROOM SUITE
- FLOOR AREA OF 961 SQ FT
- NO ONWARD CHAIN



## Description

Situated in the popular area of Downs View, Pixham, Dorking, this delightful maisonette offers a perfect blend of modern living and serene surroundings. Spanning an impressive 961 square feet, the property is thoughtfully arranged over the first and second floors, providing ample space for comfortable living.

The maisonette features three well-proportioned bedrooms, ideal for families or those seeking extra space for guests or a home office. The two inviting reception rooms are perfect for entertaining or relaxing, with oak flooring fitted in both rooms and the master bedroom adding a touch of elegance. The modernised fitted kitchen is equipped with a range of integrated appliances, making it a joy for any home cook.

The white bathroom suite is both stylish and functional, catering to all your daily needs. One of the standout features of this property is the private lawn garden, which boasts a mature selection of perennials, creating a tranquil outdoor space to unwind. Additionally, the unique 'Finnish' style sauna offers a wonderful opportunity for relaxation and rejuvenation.

With views towards the picturesque Box Hill, this maisonette not only provides a comfortable home but also a scenic backdrop. For added convenience, a single garage en bloc is included, ensuring secure parking and extra storage.

This property, built in the 1960's, combines modern amenities with a charming character, making it an excellent choice for those looking to settle in a peaceful yet accessible location. Whether you are a first-time buyer or seeking a family home, this maisonette is sure to impress.



## Situation

Downs View is situated in the popular village of Pixham, just outside the market town of Dorking. There are two mainline trains stations just a short distance away which offer services into both London Waterloo & Victoria and regular services to London Bridge (via Redhill). There are also services to Guildford and Gatwick Airport to mention just a few. Dorking offers a fine selection of supermarkets, shops and restaurants as well as Dorking Halls which includes a cinema and theatre with the sports centre and pool next door. Dorking offers a fine selection of schools from nursery right up to secondary schools with the desirable St. Paul's primary school and the Ashcombe Secondary school close by. The immediate area provides some of the County's finest walking, cycling/mountain biking and riding countryside as highlighted in the 2012 Olympics, including Box Hill, Ranmore, Leith Hill and the Surrey Hills.

**Tenure**  
**EPC**  
**Council Tax Band**  
**Lease**  
**Service Charge**  
**Ground Rent**

Leasehold  
C  
D  
125 Year from 1st January 2000  
Shared  
£30 P.A. until 31/12/2033. £60 P.A. until 31/12/66. £90 P.A. until 31/12/99

 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 94.9 sq m / 1021 sq ft  
 Outbuildings = 24 sq m / 258 sq ft  
 (Including Garage)  
 Total = 118.9 sq m / 1279 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 decisions reliant upon them. (ID1230162)  
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