



**patrick
gardner**
RESIDENTIAL

10 Redcote Place, Pixham, Dorking, Surrey, RH4 1PE

Asking Price £725,000



- FOUR BEDROOM HOME
- FAR REACHING VIEWS
- PRIVATE CLOSE
- INTEGRAL GARAGE (SINGLE)
- CONSERVATORY
- DESIRABLE LOCATION
- OPEN PLAN LIVING/DINING ROOM
- CLOSE TO MAINLINE STATION
- TWO ENSUITE SHOWER ROOMS
- KITCHEN/BREAKFAST ROOM

Description

This attractive four-bedroom link attached home offers bright and spacious accommodation arranged over two floors. Built in 1999 by Messrs. Berkley Homes the property enjoys a prominent position within this highly desirable private close and is only a short distance from Dorking Mainline station and Town Centre.

Accommodation comprises of an entrance hall that provides access to all principle rooms. The fully fitted kitchen/breakfast room is to the front of the property and enjoys views of the front garden and beyond. The kitchen includes a range of base units with matching eye level cupboards, tiled work surfaces and space for the usual white good appliances as well as a built-in fridge/freezer and double oven with gas hob. The open plan sitting/dining room (25'4 x 15'6) is a particular feature of the home and an adaptable space to suit individual needs. There is a feature gas fireplace and double doors that lead out to the conservatory. There is also a ground floor W.C and door leading to an integral garage.

The first floor consists of four bedrooms a family bathroom and two ensuite shower rooms. The master bedroom (11'10x11'9) benefits from built-in wardrobes and an ensuite shower room. The second bedroom also has an ensuite. To the rear of the property two further bedrooms enjoy fantastic views towards Box-Hill.

Externally the rear garden is mainly laid to lawn with hedgerow borders and a large patio area ideal for entertaining. Side access leads to the front driveway and integral garage.

Situation

Only a short distance from Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants, Coffee shops and Michelin star restaurant Sorrel, there is also a number of well-regarded pubs. The Dorking Halls, at the eastern end of the town, includes a cinema and a sports centre, as well as a 24-hour fitness centre. There is a highly regarded selection of schools close by to the property including St Pauls School, The Ashcombe, The Priory and The Powell Corderoy schools all within easy reach. Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) also there are 2 further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond. To the north of the town is Denbies Vineyard, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks.

Tenure

Freehold

EPC

D

Council Tax Band

F

Estate Charge

£460 Per Annum



Approximate Gross Internal Area = 144.7 sq m / 1557 sq ft
(Including Garage)



Ground Floor

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. (ID1001173)

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

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