



Burford Lodge, London Road, Dorking, Surrey, RH5 6BP

Guide Price £600,000





- STUNNING TWO BEDROOM APARTMENT
- FULLY FITTED KITCHEN
- IMMACULATE COMMUNAL GROUNDS
- TWO ENSUITE BATHROOMS
- GRADE II LISTED
- OPEN PLAN SITTING/DINING ROOM
- VIEWS TO BOX HILL
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING AND CAR PORT
- NO ONWARD CHAIN



## Description

A truly beautiful, bright and spacious two double bedroom apartment, set within a stunning mansion house dating originally to the 1770's. Surrounded by acres of manicured communal grounds the property further benefits from a gated entrance, residents tennis court and allocated parking with car barn.

Accommodation includes a spacious entrance hall providing access to all principal rooms. The open plan sitting/dining room is a real feature of the home with double aspect views of the surrounding grounds with Box Hill in the distance. With generous dimensions the formal reception room is adaptable to suit individual needs and currently provides a living area with feature fireplace, dining area and useful study space. The kitchen provides a selection of base units with matching eye level cupboards and includes a built-in dishwasher and washing machine. Two spacious bedrooms enjoy varying aspects and built-in wardrobes. The master bedroom benefits from a recently modernised ensuite shower room with walk in shower and modern fittings. The further ensuite includes a bath and there is also a separate cloak room with access from the hallway. Externally the property boasts truly wonderful communal grounds maintained to the highest standards with acres of lawn to enjoy. Parking is provided with an allocated bay as well as a covered car barn parking space for one car. Access to the property is gained via electric gates.



## Situation

Set at the foot of Box Hill and accessed off the A24 dual carriageway between Dorking & Leatherhead, the property is within a short walk of Box Hill & Westhumble Station, perfect for commuters.

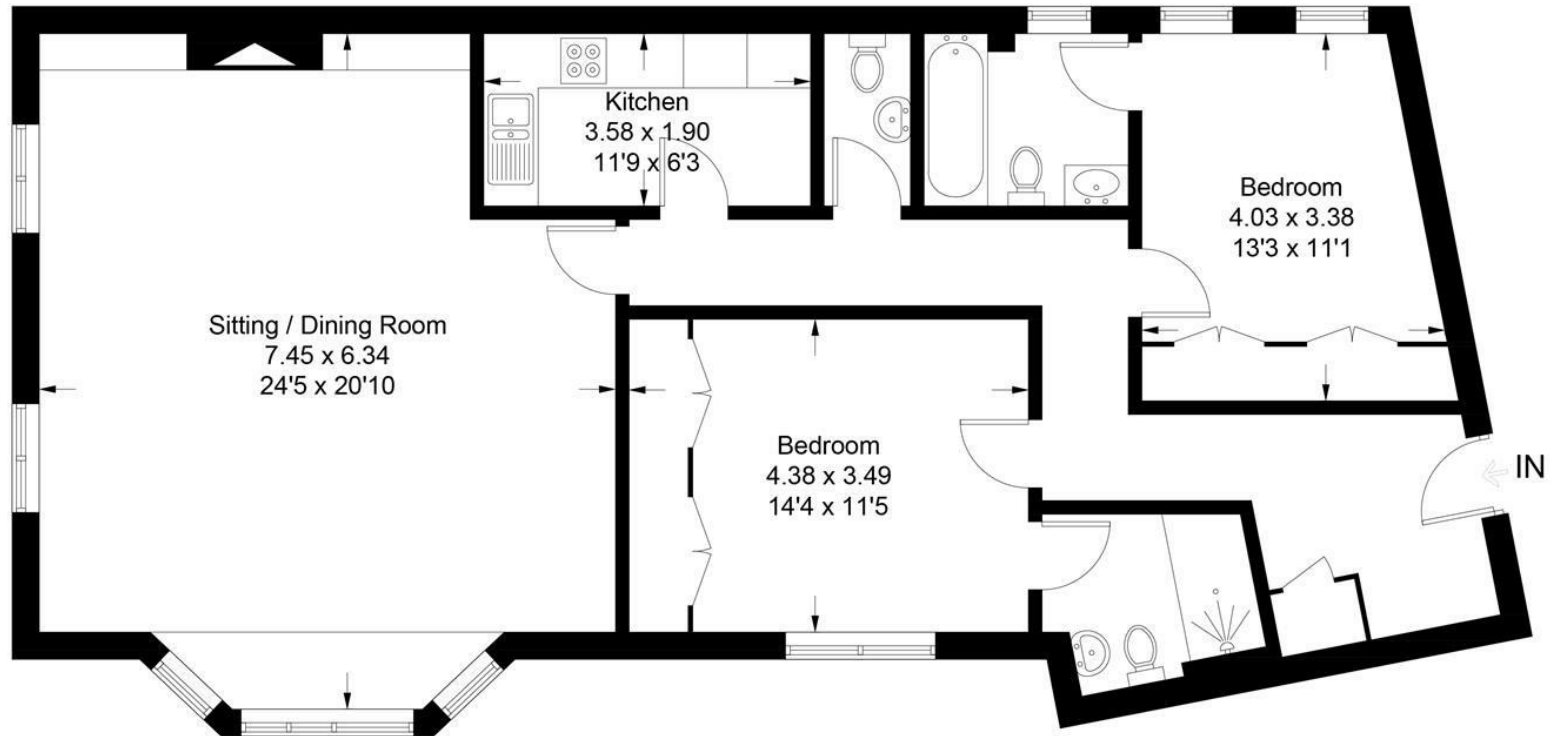
Dorking town centre is approx. 2.5 miles to the south and offers a comprehensive range of facilities including shops, supermarkets, doctors surgeries, the Dorking Halls for live events and which includes a cinema, an adjacent sports centre and 3 stations.

Leatherhead town is approx. 4 miles to the north and also enjoys a well-regarded range of facilities.

The immediate area offers some of the county's finest walking, riding & cycling countryside with Box Hill, Headley Heath, Norbury Park, Polesden Lacey & Ranmore all on the doorstep. Denbies, the UK's largest vineyard, is approx. 1 mile to the south.

<b>Tenure</b>	Share of Freehold
<b>Lease</b>	999 Years from 25 March 1997
<b>Service Charge</b>	£5,707 Per Annum
<b>Ground Rent</b>	N/A
<b>EPC</b>	N/A
<b>Council Tax Band</b>	G

Approximate Gross Internal Area = 103.6 sq m / 1115 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. (ID914077)  
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