



11 Sondes Farm, Glebe Road, Dorking, Surrey, RH4 3EF

Price Guide £215,000





- LARGE ONE BEDROOM APARTMENT
- CLOSE TO DORKING TOWN CENTRE
- RESIDENT MANAGER AND GUEST SUITE
- SPACIOUS RECEPTION ROOM
- MODERN KITCHEN AND BATHROOM
- HIGHLY REGARDED DEVELOPMENT
- DEVELOPMENT FOR THE OVER 55'S
- ALLOCATED AND VISITOR PARKING
- PLEASANT VIEWS
- NO ONWARD CHAIN



## Description

This is a superb opportunity to move into this highly regarded development for the over 55's with all the benefits of independent living and the comfort of a resident manager. Situated at the end of a popular residential cul de sac and enjoying pleasant views of the surrounding area further benefits include allocated parking and no onward chain.

Accommodation includes an inviting entrance hall with built in cupboards that provides access to all principal rooms. The open plan sitting/dining room is a real feature of the home with high ceilings a feature fireplace and far-reaching views. The kitchen has a selection of base units with matching eye level cupboards, space for the usual white good appliances and a window overlooking the front of the development. The double bedroom (12'8 x 11'0) is a generous size with built in wardrobe. The updated shower room has been modernised in recent years and includes a large walk in shower and vanity unit.

Externally the communal grounds are superbly maintained and adjoin open farmland. Allocated parking and visitors parking is provided. There is also a guest suite which can be booked on a first come first serve basis.



## Situation

Set just to the west of the town Sondes Farm is within a level walk of the high street with its comprehensive range of shops and restaurants including Waitrose, Marks & Spencer, Cook, & Sorrel as well as a collection of local & national shops.

There are Doctors surgeries nearby in South Street. At the far end of the high street, the Dorking Halls includes a cinema and an adjacent sports centre with a swimming pool. The Dorking Bowling Club is just off the Westcott Road, by the junction of Vincent Lane & West Street.

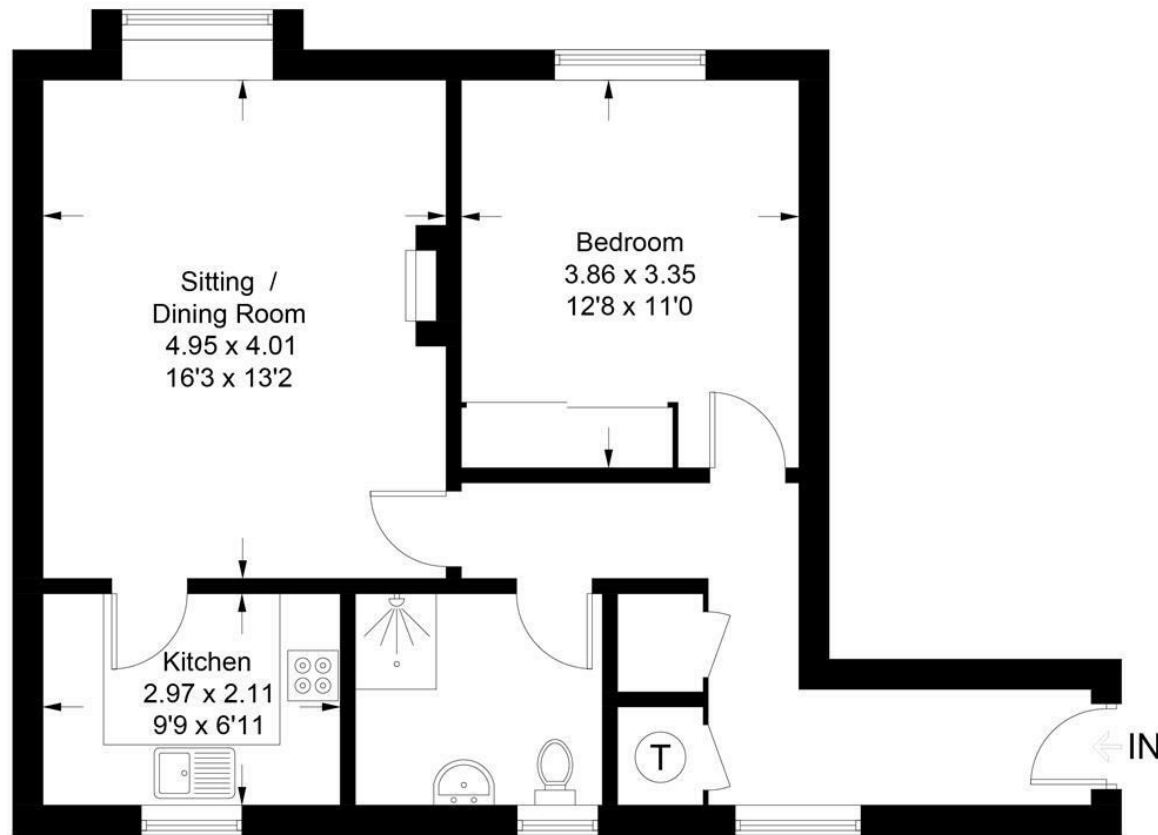
There are 3 stations in Dorking offering services to London, Horsham & the South Coast, Guildford, Redhill & beyond.

The immediate area offers some of the county's finest countryside with Box Hill, Headley Heath, Ranmore Common, Leith Hill, Polesden Lacey & Norbury Park all close at hand.

Just to the north of the town is Denbies, the UK's largest vineyard, offering tours, tasting, shopping & dining experiences.

Tenure	Leasehold
EPC	D
Council Tax Band	B
Lease	125 Years from 1987
Service Charge	£1,261.72 per 6 months
Ground Rent	£175 P.A

Approximate Gross Internal Area = 57.5 sq m / 619 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. (ID917884)

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