



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

Asking Price £260,000



- RETIREMENT APARTMENT
- CLOSE TO DORKING TOWN CENTRE
- SPACIOUS RECEPTION ROOM
- ALLOCATED PARKING
- BEAUTIFUL COMMUNAL GARDENS
- GROUND FLOOR
- DOUBLE GLAZING
- DIRECT ACCESS TO PATIO AREA
- NEW GAS CENTRAL HEATING SYSTEM
- NO ONWARD CHAIN

Description

This is a superb opportunity to move into this highly-regarded development for the over 55s 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 a short distance from Dorking town centre. Further benefits include allocated parking and no onward chain.

Accommodation includes an inviting entrance hall that provides access to all principal rooms. The spacious, open plan sitting/dining room (15'3 x 14'0) is a real feature of the home with direct access, via patio doors, to the patio area and communal grounds. The modern kitchen includes a selection of base units with matching eye level cupboards and space for the usual white good appliances. The bedroom is a generous size with two large built in wardrobes.

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 served basis.



Situation

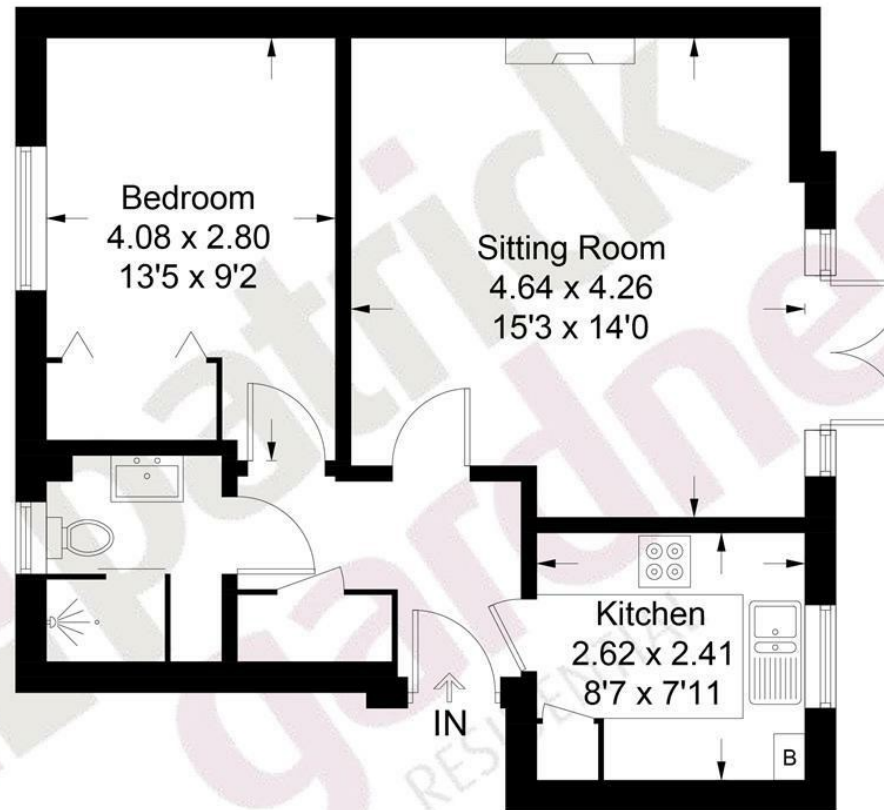
Set just to the west of the town, Sondes Farm is within a level walk of the high street with its comprehensive range of independent shops and national stores such as Waitrose, Marks & Spencer, Waterstones and Robert Dyas, along with various restaurants, coffee shops and popular gastro pubs. Dorking Halls includes a theatre, cinema and sports centre, conveniently located at the top of the High Street.

The town offers a highly regarded selection of schools at all levels and Dorking mainline station offers services to London Victoria and London Waterloo (50 minutes), whilst Dorking Deepdene and Dorking West stations provide services to Guildford, Reigate, Gatwick and beyond. Access to Junction 9 of the M25 at Leatherhead is approximately five miles from the town.

To the north of Dorking is Denbies Wine Estate, the UK's largest vineyard, offering tours, restaurants, a brewery and some wonderful walks. In the immediate surrounding area is some of the county's finest walking, riding and cycling countryside with Box Hill, Ranmore, Leith Hill, Headley Heath and the Surrey Hills all close at hand.

Tenure	Leasehold
EPC	C
Council Tax Band	B
Lease	125 YEARS FROM 1987
Service Charge	£3030.70 PER ANNUM
Ground Rent	£175 PER ANNUM

Approximate Gross Internal Area = 47.8 sq m / 514 sq ft



Ground 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. (ID1306487)
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