



**patrick
gardner**
RESIDENTIAL

Flat 5 Pixham Firs, Pixham Lane, Pixham, Dorking, RH4 1PH

Asking Price £695,000



- STUNNING FIRST FLOOR APARTMENT
- WONDERFUL VIEWS TOWARDS BOXHILL
- CONTEMPORARY KITCHEN WITH APPLIANCES
- SET IN STUNNING COUNTRYSIDE LOCATION
- GARAGE EN BLOCK
- PERIOD FEATURES THROUGHOUT
- LOUNGE WITH PORTLAND STONE FIREPLACE
- TWO SPACIOUS BEDROOMS
- LARGE, MATURE PRIVATE GARDEN
- RIVERSIDE POSITION

Description

A truly beautiful, bright and spacious two bedroom first floor apartment with private garden, set within a stunning Victorian mansion house with views across Box Hill. Accommodation comprises a communal entrance hallway with original features, including a large stained glass window and Portland stone staircase. Once inside, you will be truly impressed by the 12 feet high ceilings and cornicing dating from when the property was built for the local MP in the mid 1800's. The double aspect sitting room retains many original features, including the fireplace and large bay window with views across the private garden and Box Hill beyond. The modern and contemporary spacious kitchen/diner provides ample units and quartz worktop, along with a dining area that comfortably seats eight. The master bedroom is another impressive room with tall ceilings and picture rails. The second double bedroom enjoys views across the separate communal gardens. There is also a contemporary and generous family bathroom. The 100 x 60 feet private garden is laid to lawn, bounded by mature trees, shrubs and flowering borders, ideal for quiet relaxation and making the most of the magnificent views. For keen gardeners, there is a timber framed greenhouse set into a corner of the garden. Residents' parking is provided within the large gravel drive, and a single garage with electric door is situated to the side of the main building.



Situation

The property is situated in Pixham, just to the north of Dorking town, close to Denbies Vineyard and directly opposite Dorking Cricket Club.

Pixham Firs is within short walking distance of Dorking Mainline (Waterloo and Victoria) and Dorking Deepdene (Gatwick, Guildford and Reading) stations.

The historic town centre is within a 20 minute stroll. Dorking offers a well-regarded selection of national and local shops with Waitrose, Marks & Spencer, Waterstones, Cook and Fullers (for country pursuits).

The varied selection of restaurants and pubs includes the Michelin starred Sorrell and the historic and recently refurbished White Horse Hotel.

Dorking has an excellent selection of schools, including St Paul's and St Martin's primary schools, the Ashcombe and Priory secondary and sixth form schools, and Box Hill international school.

Dorking Halls is a venue for a variety of live events, and also includes a cinema. There is an adjacent sports centre with swimming pool.

The immediate area offers some of Surrey's finest walking, riding and cycling routes, with Box Hill, Leith Hill, Polesden Lacey and the Surrey Hills all close at hand.

The M25 can be accessed at junctions 8 and 9, Reigate and Leatherhead, providing links to the general motorway network. Gatwick Airport is within a 40 minute drive.

Tenure

Leasehold - Share of Freehold

EPC

E

Council Tax Band

D

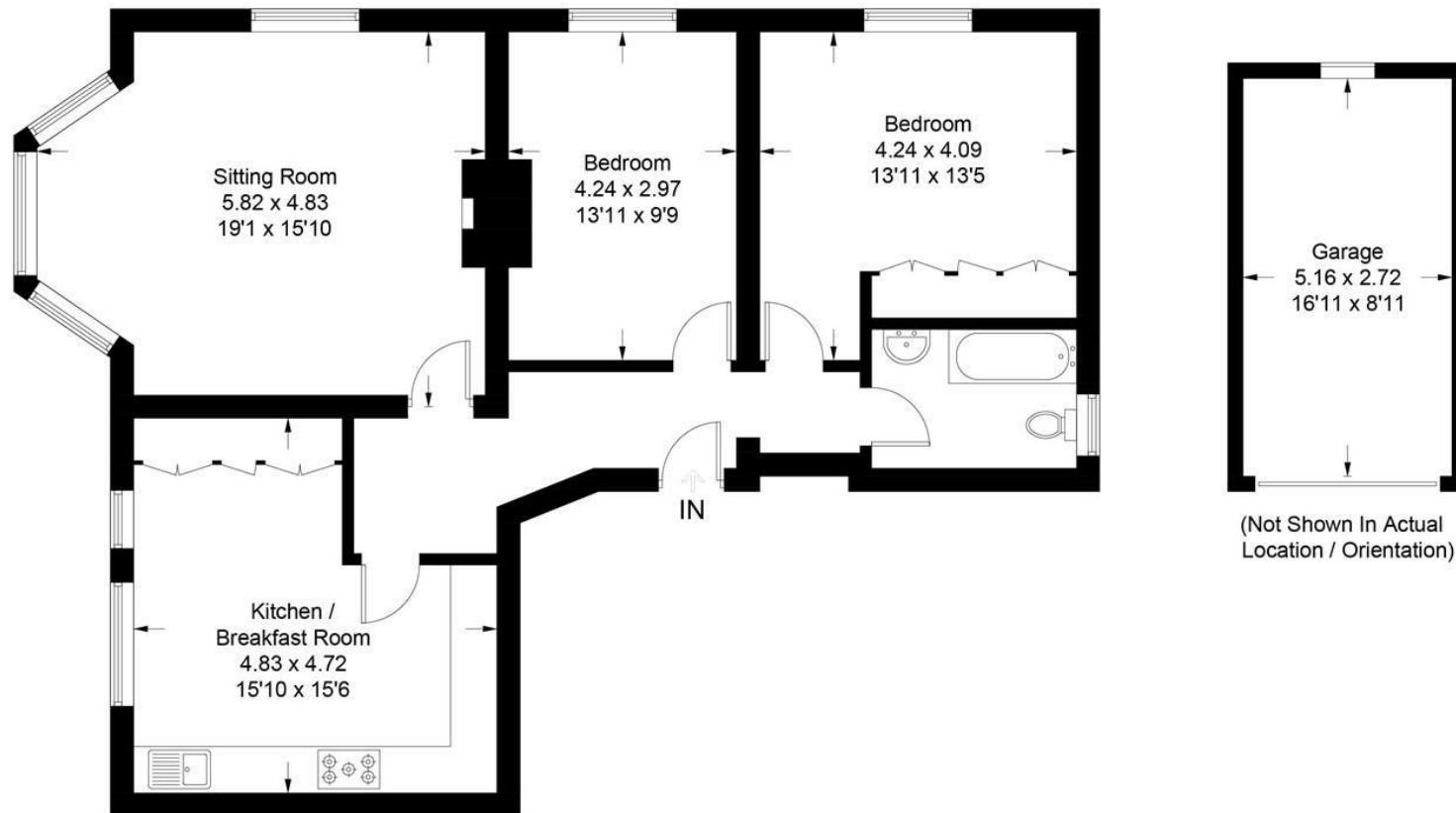
Lease

971 Years Remaining

Service Charge

£2,040 Per Annum

Approximate Gross Internal Area = 91.9 sq m / 989 sq ft
Garage = 13.9 sq m / 150 sq ft
Total = 105.8 sq m / 1139 sq ft



(Not Shown In Actual
Location / Orientation)

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. (ID747111)
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