



1 Shearburn Lodge, Downview Gardens, Dorking, RH4 2DX

Price Guide £465,000





- END OF TERRACE HOME
- HIGH SPECIFICATION
- LANDSCAPED PRIVATE GARDEN
- WALKING DISTANCE TO TOWN CENTRE
- ALLOCATED PARKING FOR TWO CARS + TWO ELECTRIC CHARGE POINTS
- TWO DOUBLE BEDROOMS
- ADAPTABLE ACCOMMODATION
- BEAUTIFULLY CONVERTED AND RESTORED
- OPEN PLAN LIVING/DINING ROOM
- REMAINDER OF BUILD WARRANTY



## Description

This attractive and superbly presented period home offers bright and spacious accommodation arranged over two floors. Carefully converted and refurbished in recent years the property forms part of this wonderful Grade II listed building known as Shearburn Lodge. Conveniently located off Downsview Gardens in a cul de sac setting, and within walking distance of Dorking town centre.

A welcoming entrance hall provides access to the principle rooms. A large ground floor bedroom (15'4 x 11'11) enjoys double aspect views, a built in safe (an original feature) and could be an adaptable space to suit individual needs. The modern kitchen includes a selection of base units with matching eye level cupboards and full height units, ample work surfaces and a range of integrated appliances. The beautifully presented and open plan living/dining room is a particular feature of the home, with large sash windows providing ample light and engineered oak floor coverings. There is also a modern family bathroom that includes a bath with shower over. The first floor is accessed via a feature staircase and includes a further double bedroom (14'11 x 11'7) that enjoys double aspect views.

Externally the private garden is West facing and mainly laid to lawn with hedgerow borders and a generous patio area providing a great place to entertain. Parking is provided with two allocated bays and two electric charging points.

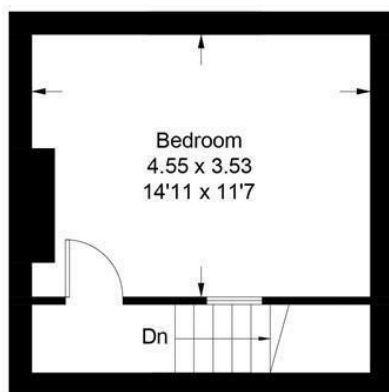
## Situation

Moments 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.

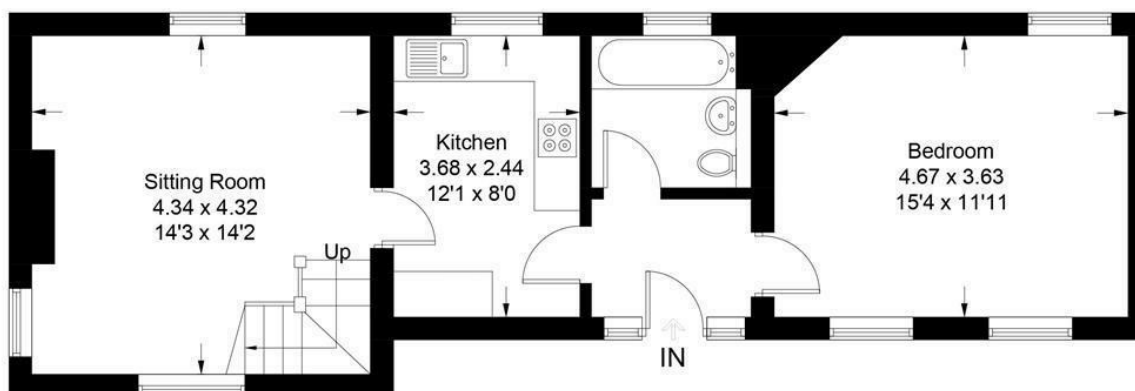
Tenure	Freehold
EPC	E
Council Tax Band	D



Approximate Gross Internal Area = 76.5 sq m / 823 sq ft



**First Floor**



**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. (ID744302)

[www.bagshawandhardy.com](http://www.bagshawandhardy.com) © 2021

171 High Street, Dorking, Surrey, RH4 1AD  
**Tel:** 01306 877775 **Email:** [dorking@patrickgardner.com](mailto:dorking@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

