



The Old Post Office Swanworth Lane, Mickleham, Dorking, RH5 6DY

Price Guide £835,000



- STYLISH MODERN PERIOD HOUSE
- FIVE BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- LARGE DOUBLE ASPECT SITTING ROOM
- GRADE II LISTED
- SOUGHT AFTER SURREY VILLAGE
- THREE BATHROOMS
- SEPARATE UTILITY ROOM
- SOUTH WEST FACING COURTYARD
- NO CHAIN

## Description

This stylish Grade II Listed period house is set in the conservation area of Mickleham, a sought after Surrey Village with local schools, Anglo-Saxon church and lovely traditional pub.

Offered with no chain, The Old Post Office has been sympathetically refurbished throughout with particular attention to maintaining its' character whilst incorporating modern, luxury living.

With just under 2000 sq.ft. over four floors, the ground floor has a modern 25' x 14' open plan kitchen / dining room room with adjoining utility room, cloakroom and double aspect sitting room with open fireplace. The first floor offers two generous double bedrooms, the principal bedroom featuring a splendid en suite bathroom. The top floor has a good sized bedroom and large modern bathroom whilst the basement has two further smaller bedroom/study room which share a shower room.

Outside is a pretty hard landscaped walled garden. There is a parking adjoining the property and useful brick store.

## Situation

Mentioned in the doomsday book and within an Area of Outstanding Natural Beauty (AONB), Mickleham is centrally situated between the towns of Leatherhead and Dorking, situated at the foot of Box Hill and surrounded by open countryside.

Amenities include St. Michaels infant school, RGS Surrey Hills private school, village hall, and two popular public houses and restaurant. Dorking and Leatherhead are just a short drive away and offer a comprehensive range of shopping, social, recreational, and educational amenities.


Box Hill & Westhumble railway station offers a service to both Victoria and Waterloo and there are regular trains from Leatherhead. The M25 is accessed 3 miles to the north via the A24 to Leatherhead Junction 9.

<b>Tenure</b>	Freehold
<b>EPC</b>	E
<b>Council Tax Band</b>	E



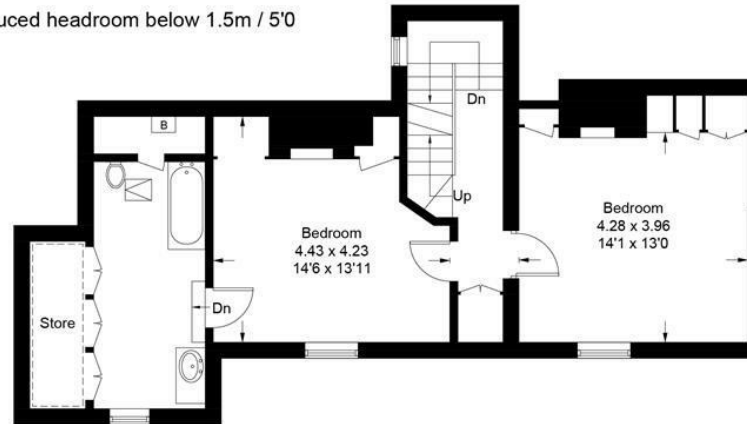
Approximate Gross Internal Area = 180.2 sq m / 1940 sq ft  
 (Excluding Void)  
 External Cupboard = 3.2 sq m / 34 sq ft  
 Total = 183.4 sq m / 1974 sq ft



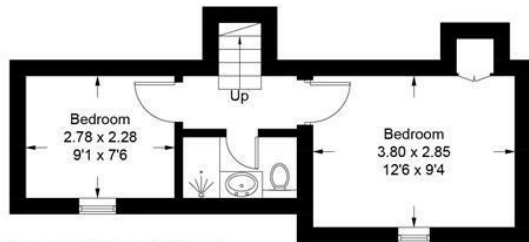
 = Reduced headroom below 1.5m / 5'0



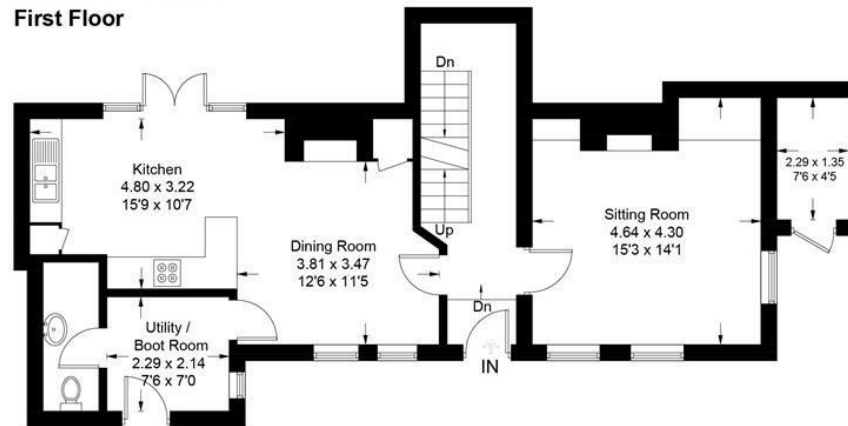
Second Floor



First Floor



Lower Ground 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. (ID1282384)

