



35 Highacre, Dorking, Surrey, RH4 3BF

£525,000 Leasehold

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- THREE BEDROOM APARTMENT
- PRIVATE ESTATE
- TWO BALCONYS
- LARGE SITTING ROOM
- FULLY FITTED KITCHEN
- SEPARATE UTILITY
- EN SUITE TO MASTER
- GAS CENTRAL HEATING
- LIFT IN BLOCK
- EPC **C** & Council Tax Band **F**

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The Property This extremely spacious three bedroom first floor apartment is located on the fringes of Dorking within a well regarded private estate enjoying 8 acres of communal grounds. Including a lift to all floors this property further benefits from no onward chain.

Accommodation comprises spacious entrance hall with built in storage giving access to all principle rooms. The double aspect sitting room is a real feature of the property with fireplace and access to a private south east facing balcony. The kitchen includes fully fitted base units and match eye level cupboards including built in oven, microwave and gas hob with views across the communal grounds. There is also a separate utility/wash room to the other end of the apartment. The master bedroom is a bright and spacious room with treble aspect views, built in wardrobes and en suite shower room. Bedroom two enjoys a second private balcony. The third bedroom is adaptable and can be used as a guest room or formal dining room, both are serviced by the family bathroom which has been modernised in recent years.

Externally the property sits within this popular private development enjoying eight acres of well maintained communal grounds and residents parking.

Situation Highacre, off Ridgeway Road, is situated within a mile and a half of Dorking town centre with its excellent range of shops and restaurants which includes Waitrose and marks & Spencer, Waterstones and WH Smiths along with Café Rouge, Cote, Costa coffee and Sorrell run by Michelin star chef Steve Drake along with a further range restaurants and 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 with St Pauls, The Ashcombe, The Priory and The Powell corederoy 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.

In the immediate surrounding area is some of the countrys finest walking, riding and cycling countryside with Box Hill, Ranmore, Leith Hill, Headley Heath and the Surrey Hills all close at hand.

Nearby Golf courses include Betchworth, Effingham, Tyrells Wood and Beaverbrook. Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles from Dorking.

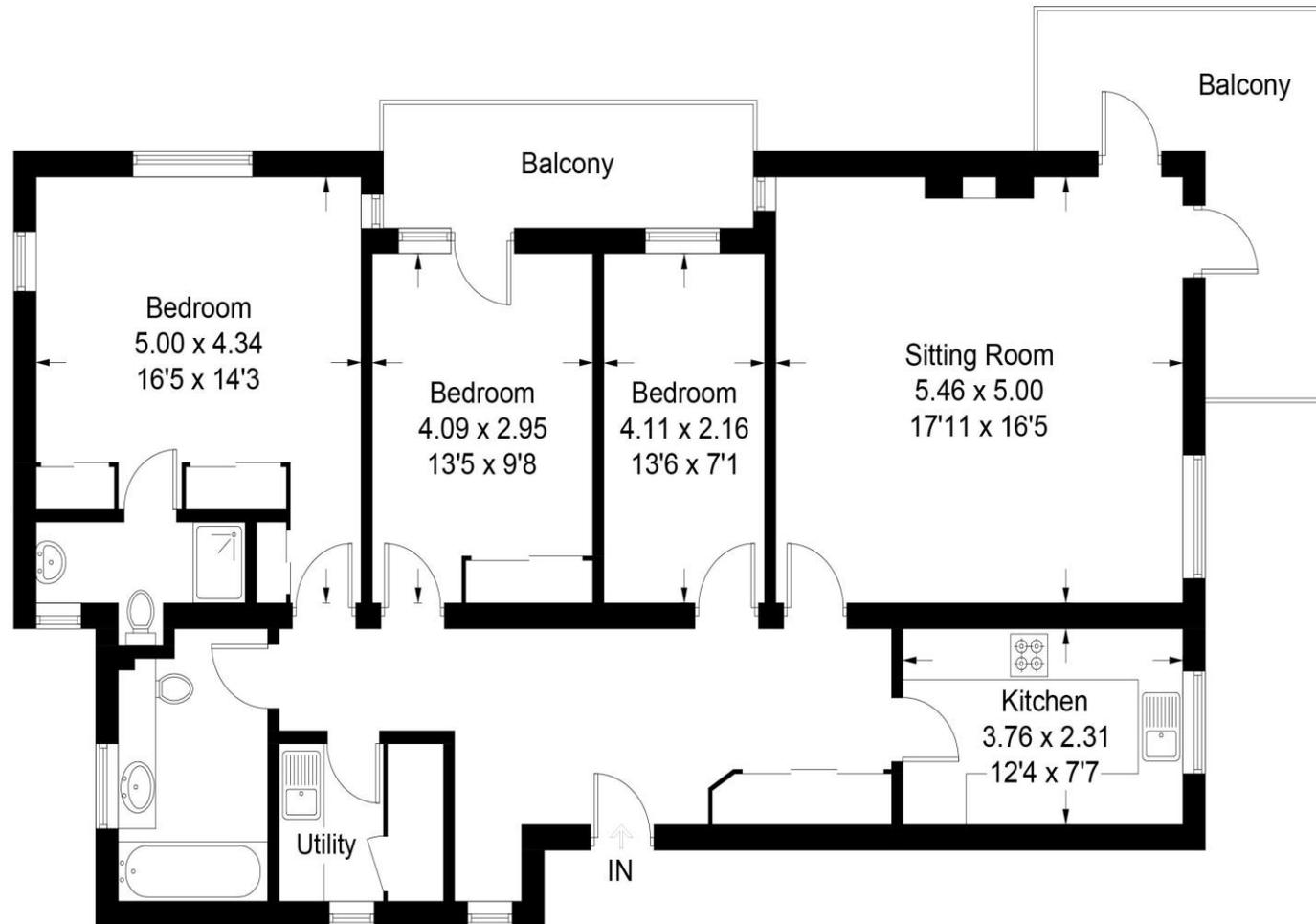
Lease remaining 99 years from 01.06.2015
Service Charge £1,500 paid every 6 months

PGD1992





Approximate Gross Internal Area = 114.2 sq m / 1229 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. (ID668341)