



Shearburn Lodge, Downsview Gardens, Dorking, Surrey RH4 2AA

£385,000 Freehold

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- SUPER ONE BEDROOM HOUSE
- WIDE ENTRANCE HALL WITH FEATURE FLOOR TILING
- OPEN PLAN LIVING/KITCHEN
- ORIGINAL PANTRY CUPBOARD
- HIGH CEILINGS THROUGHOUT
- GENEROUS DOUBLE BEDROOM WITH VIEWS
- LUXURY WALK-IN WET ROOM
- ICW 10 YEAR WARRANTY
- SMALL PRIVATE TERRACE
- WITH PARKING

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The Property

Shearburn Lodge, a Grade II Listed building, comprises of just 5 converted houses. Each individually designed home has been sympathetically restored retaining many original features throughout. Located off Downsview Gardens in a cul-de-sac setting, and within walking distance of the bustling market town of Dorking,

Plot 2, Shearburn Lodge is located within the white stucco fronted part of the Grade II listed building. This one bedroom home includes a dual aspect entrance hall with feature floor tiling leading to a separate light and airy kitchen/living room. A fully fitted kitchen with integrated appliances and worktops includes an original pantry cupboard and benefits from high ceilings and sash windows. A luxury walk-in wet room can also be found on the ground floor to the rear of the property. The main bedroom as well as the bathroom are on the first floor as well as a spacious landing perfect for a home office. Externally the property benefits from a small private terrace and parking.

Shearburn Lodge is superbly located in the highly desirable bustling market town of Dorking, perfectly positioned for shops, schools and excellent transportation links being close to Dorking's main line stations, the M25 and both London Gatwick and Heathrow Airports.

Situation

Dorking town centre offers a comprehensive range of facilities with a selection of supermarkets including Waitrose and M & S, a selection of local and national shops and restaurants including Waterstones, WH Smiths and SC Fullers for country pursuits, the Award winning Sorrel Restaurant run by the former Michelin Starred chef Steve Drake and the recently refurbished White Horse Hotel.

Within the town there are a selection of well regarded schools, a choice of doctors and dentists, the Dorking Halls, which includes a cinema and the adjacent sports centre. Dorking has 3 railway stations for services north to London, South to Horsham and the south coast and west and east to Guildford, Redhill and beyond.

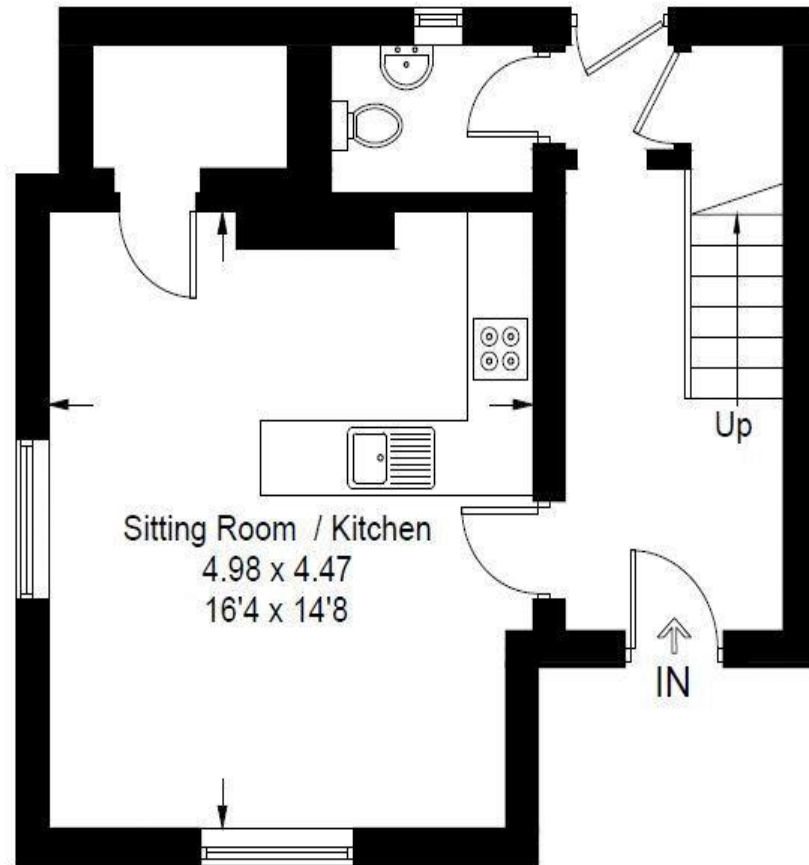
The immediate area offers some of the country's finest walking riding and cycling countryside with Westcott Heath, the Surrey Hills, Ranmore, Box Hill, Leith Hill, Headley Heath & Holmwood Common all close by. Denbies, the UK's largest vineyard is just to the north of Dorking and offers shopping, dining tours and tasting opportunities and is also home to the Surrey Hills Brewery. Guildford town centre is approximately 10 miles away and also offers a comprehensive range of facilities including the Cathedral, University and G Live, home to many live concerts and shows.

The M25 is accessed at junctions 8 & 9, Reigate and Leatherhead and Guildford and the A3 area both within approximately 10 miles. Gatwick Airport is approximately 14 miles away.

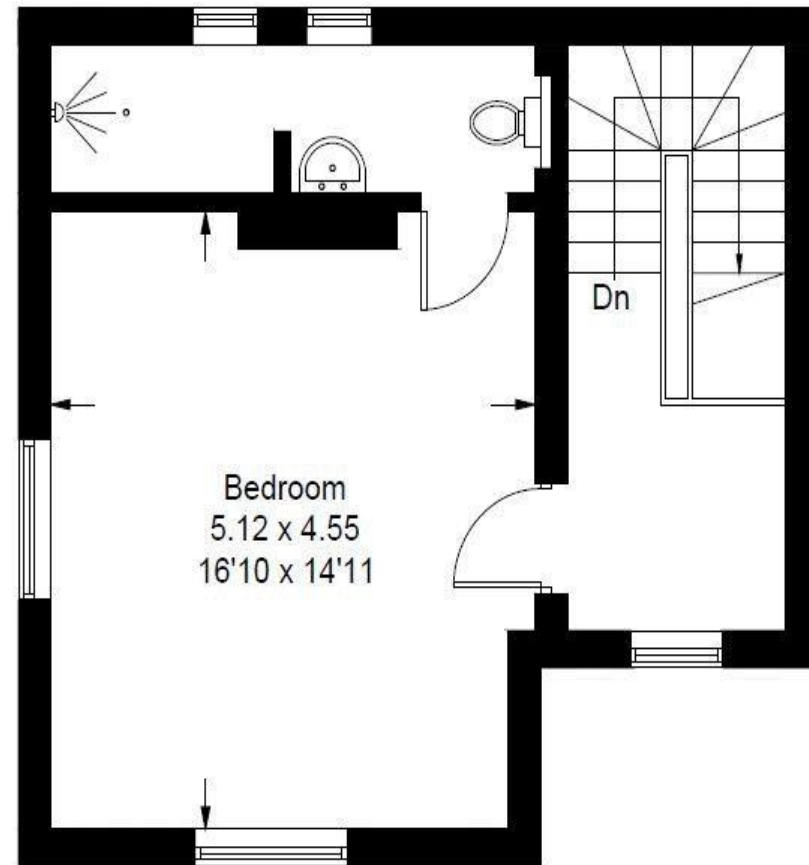




Approximate Gross Internal Area = 79.6 sq m / 857 sq ft



Ground Floor



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. (ID699740)

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