



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

£475,000 Freehold

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- TWO BEDROOM END TERRACE HOUSE
- BEAUTIFULLY CONVERTED AND RESTORED
- EXCELLENT SPECIFICATION THROUGHOUT
- FLEXIBLE ACCOMMODATION OVER TWO FLOORS
- LANDSCAPED PRIVATE GARDEN
- WITH PARKING
- WALKING DISTANCE TO DORKING TOWN CENTRE
- ICW 10 YEAR WARRANTY

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The Property *READY TO MOVE INTO!*

Patrick Gardner & Co is proud to present an exclusive collection of just 5, one and two bedroom, carefully converted houses within the original Grade II listed building known as Shearburn Lodge. Located off Downsview Gardens in a cul-de-sac setting, and within walking distance of the bustling market town of Dorking, each individually designed home has been sympathetically restored retaining many original features throughout.

Finished with a delicate warm red brick, Plot 1 Shearburn Lodge is a two bedroom home offering flexible accommodation over two floors with tall ceilings throughout. On entering the property, you are met with a good sized entrance hall leading to a beautiful, dual aspect, fully fitted kitchen complete with a range of integrated appliances and worktops. A further door leads to a separate living room with a feature staircase leading to a separate double bedroom.

The master bedroom with original features and bathroom occupies the ground floor. Externally the property benefits from a private terrace and landscaped garden and parking. The property comes with a 10-year ICW home warranty.

Viewings by appointment only. For further information or to book an appointment to view, please call Patrick Gardner 01372 360832.

EPC N/A & Council Tax Band TBC.

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 SC Fullers for country pursuits, and 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, doctors and dentists, the Dorking Halls, including a cinema and 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 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, and tasting opportunities and is home to the Surrey Hills Brewery. Guildford town centre is approximately 10 miles away and offers a comprehensive range of facilities including the Cathedral, University and G Live.

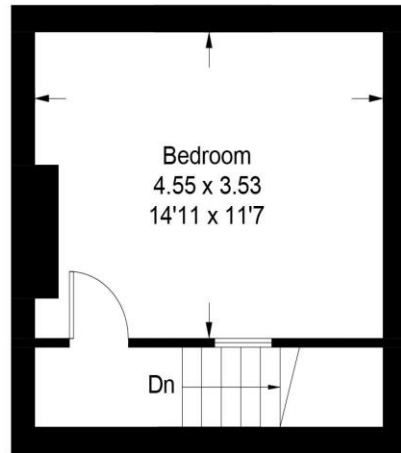
The M25 is accessed at junctions 8 & 9, Reigate and Leatherhead and Guildford and the A3 area both within approximately 10 miles. Gatwick Airport is approximately 14 miles away.

PGL5131

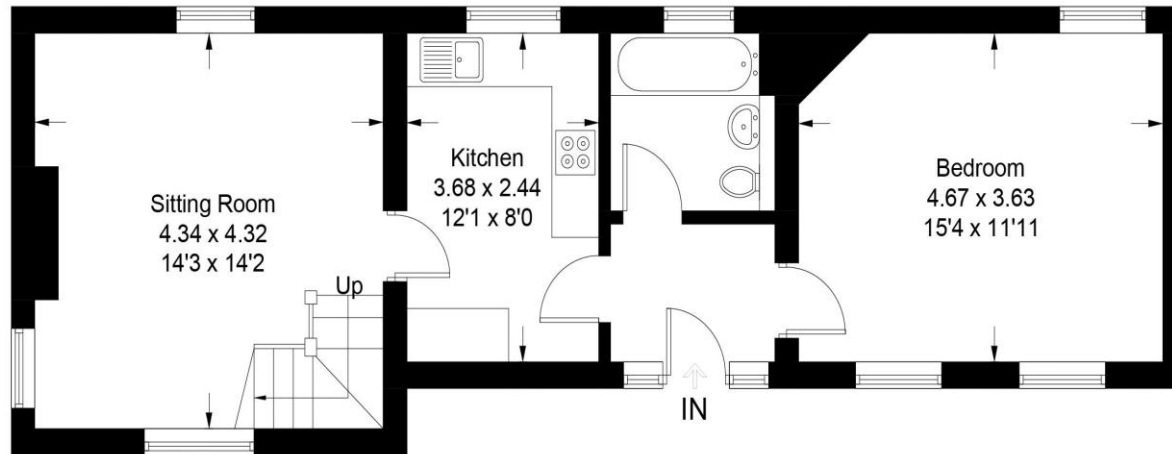




Approximate Gross Internal Area = 76.5 sq m / 823 sq ft



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)