



Pixholme Court, Pixham Lane
Dorking, Surrey, RH4



Beyond your expectations

Beautifully presented character property close to town/station.

Hamptons International

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www.hamptons.co.uk

Entrance Hall | Sitting Room | Dining Room | Kitchen Breakfast Room | Cloakroom | Cellar | Master Bedroom/Ensuite Shower | Three Further Bedrooms | Family Bathroom | Garage | Garden.

Guide Price £750,000 Freehold

Description

A beautifully presented central part of a Victorian mansion built 1842 which has been subject to extensive and sensitive renovation in recent years including new windows. The property has a special character feel with light and airy accommodation and many character features. There is a reception hallway with a slate floor which leads to an inner hall with ample space for a study area/work station together with a cloakroom and a staircase to a first floor galleried landing. The kitchen breakfast room is comprehensively fitted with range of colour washed units with granite work surfaces complimented by a limed oak floor. There is a separate walk in utility cupboard with a washing machine and also a door to the garden. The dining room has a herringbone pattern parquet floor and a fireplace, with window overlooking the garden. The elegant sitting room also has a parquet floor, a most attractive working fireplace with ornate mantle and French doors opening on to the garden. The cellar provides a ideal dry store area with access via timber stairway. The principal bedroom has extensive built in storage and an ensuite shower. There are three further bedrooms and a beautifully fitted bathroom with roll topped bath and separate shower. The property has an enclosed private garden access by a close boarded gate and is partly walled. There is an area of timber decking and raised shrub borders with a shaped lawn. A single garage is located in a block nearby.

Location

The property is located on the north eastern outskirts of Dorking. A charming historic market town with a comprehensive range of specialist shops, cafes and restaurants, social, recreational and educational amenities, with facilities for the commuter from Dorking railway station (Victoria and Waterloo), being within close proximity. The M25 is approached via the A24 and accessed at Junction 9 (Leatherhead approximately seven miles to the north). Also nearby there are a number of areas of protected countryside including the well known Boxhill National Trust Park, Denbys Vineyard together with areas designated as areas of outstanding natural beauty and the Surrey Hills.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 149.6 sq m / 1610 sq ft

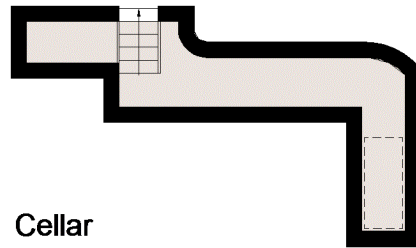
Cellar = 9.5 sq m / 102 sq ft

Garage = 13.7 sq m / 148 sq ft

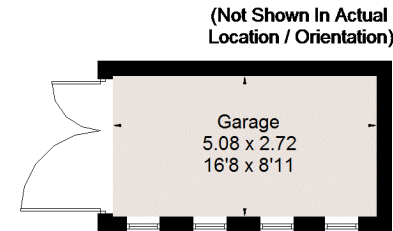
Total = 172.8 sq m / 1860 sq ft



Floorplanz © 2016
0845 6344080 Ref: 162093
This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.

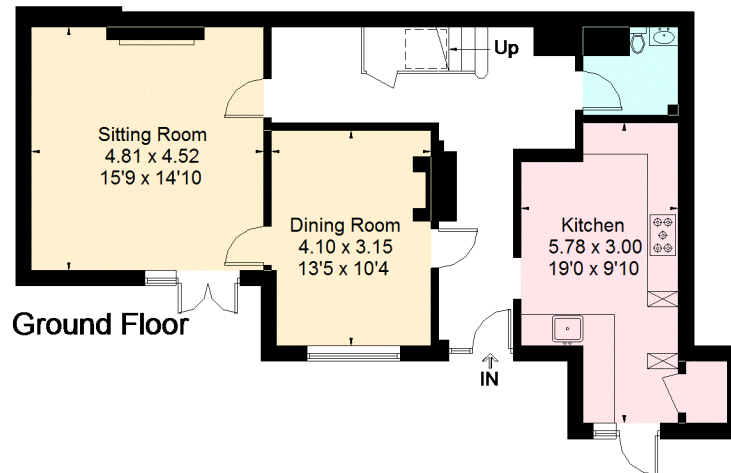


Cellar

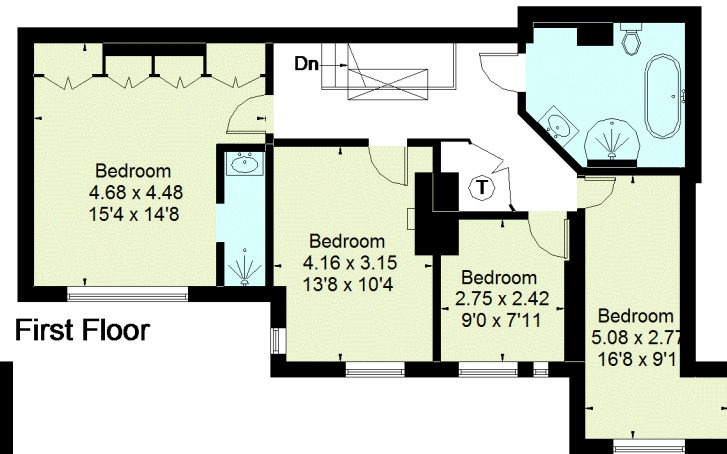


(Not Shown In Actual
Location / Orientation)

 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

