



9 BURFORD LODGE
LONDON ROAD, DORKING, SURREY

JACKSON-STOPS 

9 BURFORD LODGE, LONDON ROAD, DORKING, SURREY RH5 6BP
GUIDE PRICE £595,000

ELEGANT LIVING AT THE FOOT OF BOX HILL



DISTANCES

BOX HILL/WESTHUMBLE STATION
0.4 MILES
DORKING 2.5 MILES
M25 (J9) LEATHERHEAD 4.5 MILES
REIGATE 6.9 MILES

FIRST FLOOR

- Entrance hall
- Sitting/dining room
- Fitted kitchen
- Main bedroom with en-suite bathroom
- Bedroom 2 with en-suite shower
- Laundry space
- Access to a large boarded loft

OUTSIDE

- Covered carport
- Additional private parking space
- Visitors parking
- Views to Box Hill
- Communal grounds extend to approximately 8 acres

NO ONWARD CHAIN

DESCRIPTION

A rare opportunity in a historic setting, 9 Burford Lodge is a beautifully appointed first floor apartment with two double bedrooms, each with en-suite facilities, nestled within a prestigious gated development set in approx. 8 acres of manicured grounds. Located at the foot of Box Hill, a National Trust treasure, this residence offers the perfect blend of heritage, tranquility, and modern convenience. With a shared entrance with just one other apartment, stairs rise to the first-floor landing and private front door, the entrance hall is filled with light and leads to the spacious sitting/dining room with a grand bay window providing an outlook to Box Hill, complemented by a feature fireplace. The fitted kitchen has been thoughtfully designed with integrated appliances and cabinetry along with a breakfast bar for the informal occasions. The two generous bedrooms each have an outlook to the rear giving a different aspect of Box Hill and over the communal grounds, each room has fitted wardrobes and en-suite facilities. A useful laundry cupboard housing washing machine and tumble dryer completes the internal space. Outside, the property has access to the beautifully kept grounds along with a tennis court and arboretum. Parking is catered for with a carport and additional private parking space, there are a number of visitor parking spaces to be found.

N.B. From the entrance hall there is access via a pull-down ladder to the large, boarded loft space.

LOCATION

Burford Lodge is a gated development set back from the A24 ensuring security, privacy and exclusivity. 9 Burford Lodge forms part of the main historic building which is rich in character, with timeless architectural features and high-quality finishes throughout. Being situated between Dorking and Leatherhead the strategic location ensures connectivity to road and rail networks with a choice of main line stations nearby, immediate access to the A24, junctions 8 and 9 of the M25 located at Reigate and Leatherhead respectively. Gatwick is within 40 minutes and Heathrow within approx. 1 hour. There are a number of state and private schools within the vicinity, with choices in Dorking, Leatherhead and Ashted, the area is well served with prestigious golf clubs such as Beaverbrook and Walton Heath nearby. Located at the foot of Box Hill, a National Trust treasure, this residence offers the perfect blend of heritage, tranquility, and modern convenience. Whether you're seeking a peaceful retreat or a refined base with superb connectivity, this apartment offers a lifestyle that's both elevated and grounded in nature.



9 BURFORD LODGE

MAIN DWELLING 1,122 SQ FT/104.2Q SQ M

CARPORT 143 SQ FT/13.3 SQ M

TOTAL APPROX. FLOOR AREA 1,264 SQ F/117.5 SQ M

Post Code: RH5 6BP

Latitude: 51.251873 Longitude: 0.320773

What3words: cone.joke.famed

Council Tax Band: G

Local Authorities:

Mole Valley District Council, Tel. 01306 885001

Surrey County Council, Tel. 03456 009009

Tenure: Freehold

Broadband: FTTC

Utilities:

Electric – Mains supply

Water – Mains supply

Heating – Gas central

Sewerage – Mains supply

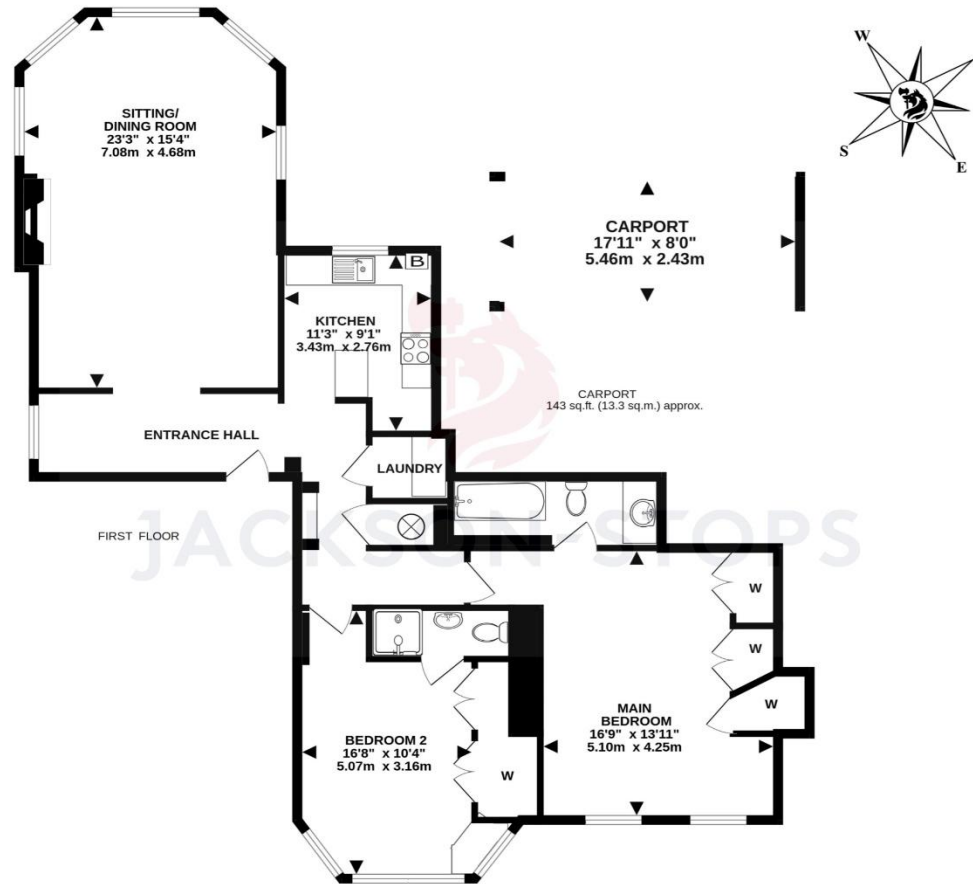
Annual service charge £5600

Rights and Restrictions:

Ask agent

Risks:

No flood risks



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

DORKING

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