

10 MORTIMER ROAD

CAPEL, DORKING, SURREY

JACKSON-STOPS

10 MORTIMER ROAD, CAPEL, DORKING, SURREY RH5 5LB
GUIDE PRICE £675,000

AN ATTRACTIVE DETACHED FAMILY HOME SET WITHIN ESTABLISHED GARDENS OCCUPYING A DELIGHTFUL CORNER POSITION IN THE HEART OF CAPEL VILLAGE, OFFERING EXCELLENT POTENTIAL FOR MODERNISATION AND IMPROVEMENT



DISTANCES
DORKING 6 MILES
HORSHAM 8 MILES
REIGATE 10 MILES
GATWICK AIRPORT 10 MILES
M25 (J9) LEATHERHEAD 14 MILES
GUILDFORD 17 MILES

GROUND FLOOR
- Entrance porch
- Entrance hall
- Sitting/dining room
- Fitted kitchen
- Utility room
- Shower room

FIRST FLOOR
- Main landing
- Main bedroom with built-in wardrobes
- Two further bedrooms
- Shower room

OUTSIDE
- Delightful established gardens
- Attractive sun terrace
- Driveway providing parking
- Attached garage
- In all, the grounds extend to approximately 0.17 acres

DESCRIPTION

10 Mortimer Road is an excellent detached family home occupying a corner position at the end of this desirable residential road in the heart of Capel village. The property has been in our clients' ownership for approximately 50 years and is now offered to the market for the first time during this period. Whilst the property would benefit from cosmetic upgrading and modernisation, it offers considerable potential for further improvement and possible extension, subject to obtaining the necessary consents. The accommodation briefly comprises an entrance porch leading to the entrance hall, a well-proportioned sitting/dining room and fitted kitchen. There is also a useful utility room with an adjacent shower room, offering potential, with some adaptation and subject to any necessary consents, to create an additional ground-floor bedroom. On the first floor, the landing provides access to the main bedroom with built-in wardrobes, together with two further bedrooms served by a shower room. Outside, the delightful established gardens have been carefully maintained over many years and offer an excellent degree of privacy and seclusion. The gardens are predominantly laid to level lawn, interspersed with an attractive variety of mature plants, shrubs and well-stocked borders. An attractive sun terrace provides an ideal setting for outdoor entertaining and relaxation. To the front of the property, a driveway provides off-road parking and leads to the attached garage. The property is not currently connected to mains gas, although we understand from our clients that a mains gas supply is available in the road. In all, the grounds extend to approximately 0.17 acres.

LOCATION

10 Mortimer Road occupies an established and convenient position in the heart of the popular rural village of Capel, close to the Surrey/West Sussex border. Capel is a thriving village offering a good range of facilities for everyday needs, a public house, village shop, post office and garage. The nearby towns of Dorking and Horsham provide an excellent selection of mainstream and independent shops, together with extensive recreational and leisure facilities. Dorking also benefits from a sports and swimming centre and The Dorking Halls, which hosts a variety of cultural events. There is an excellent choice of schools in the surrounding area, both state and independent. For the commuter, Dorking mainline station provides services to London Victoria and Waterloo, whilst the nearby station at Ockley offers services towards London and Horsham. The A24 provides convenient access to the M25 motorway network and Gatwick Airport. The surrounding countryside is particularly attractive, offering excellent opportunities for walking, riding and other outdoor pursuits.













10 MORTIMER ROAD

MAIN HOUSE 1012 SQ FT/94 SQ M
GARAGE 230 SQ FT/21.4 SQ M
TOTAL APPROX. FLOOR AREA 1,242 SQ FT/115.4 SQ M

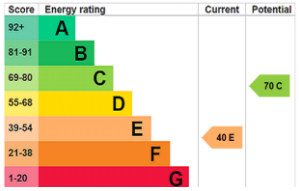
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Latitude: 51.156034 **Longitude:** -0.319122
What3words: ridge.search.tube

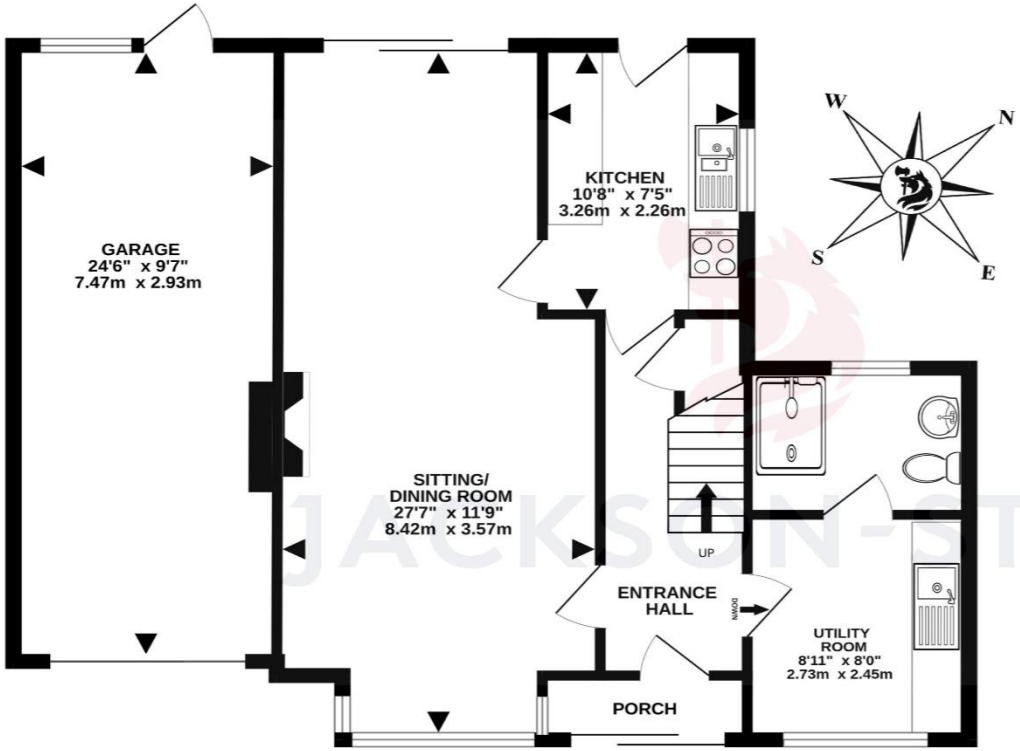
Council Tax Band: E
Local Authorities:
Mole Valley District Council, Tel. 01306 885001
Surrey County Council, Tel. 03456 009009

Tenure: Freehold
Broadband: FTTC
Utilities:
Electric – Mains supply
Water – Mains supply
Heating – Storage heaters
Sewerage – Mains supply
Main gas is available in the road

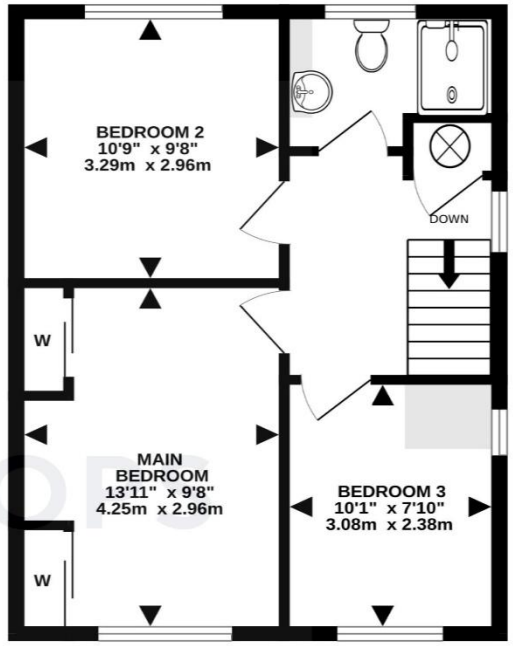
Rights and Restrictions:
Ask agent

Risks:
No flood risks





GROUND FLOOR



1ST FLOOR

recycle

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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