ST.MARTIN'S HOUSE

DORKING

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St. Martins House offers a collection of 18 contemporary studio, 1 and 2 bedroom apartments conveniently located in the heart of Dorking town centre surrounded by the picturesque scenic backdrop of the Surrey Hills.

All the apartments offer contemporary two tone handleless kitchens with quartz stone worktops, integrated appliances and a mix of contemporary hard flooring and plush carpeting throughout.

The apartments are situated on the first and second floor of St. Martins House and offer a variety of different sizes and layouts.

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WELCOME TO **DORKING**

In the heart of Surrey lies the busy market town of Dorking. Sitting on the edge of the South Downs National Park, it has a lot of history and a charm of its own.

The town is surrounded by beautiful countryside for the whole family to explore and enjoy. South Downs National Park is designated an Area of Outstanding Natural Beauty and has many cycle trails, including the legendary Box Hill. For those who prefer to walk, you can enjoy the scenic views from Leith Hill, Pilgrims way or the Nower, all of which are a short drive away. The Deepdene Trail and Stepping Stones Walk are also close to the town itself.

Dorking has everything you would expect from a market town and is known for its many antique dealers. You can find many national chains on the High Street, such as Waitrose and Marks and Spencer, and there is also an open air shopping centre which has many independent stores and boutiques. For a break, there are many places to relax while shopping, with a wide selection of coffee shops and cafes.

A short stroll off the main High Street is West Street - one of the oldest areas in Dorking - revealing an extraordinary amount of high quality independent shops, vintage emporiums, jewellers, arts and crafts shops, florists and its renowned antique shops. The street has a wealth of historic buildings and is also the home of Dorking Museum and the Heritage Centre which has many exhibitions about local history, including artwork and an exhibition about the famous Dorking Cockerel.

For residents interested in an evening of entertainment, Dorking Halls - Surreys No.1 theatre - is a short 5- minute walk away and offers live drama, music and comedy as well as Hollywood blockbusters.

The market is still held every Friday, and offers a variety of fresh food, confectionery, household items as well as stalls with crafts and homemade items. The market is 700 years old, and people still travel from the surrounding villages to shop there.

These villages provide the perfect way to unwind and relax. Not only are they beautiful villages to explore, but they also host many country pubs, which offer a good choice of food and drink. One such pub is the Red Lion in Betchworth, which was built in the 18th century.

Dorking from Box Hill

St Martin's Walk

Sports fans can also enjoy a number of different activities in and around the town. The local sports centre has a swimming pool and gym, and if you prefer fresh air on the golf course, Betchworth Park Golf Club and Dorking Golf Club are both just 2.5 miles outside the town.

Dorking mainline and Deepdene railway stations to London Victoria and Waterloo (50 minutes) are within a 10 minute walk, with the option of a riverside route through Meadowbank Park or via the High Street. Both London Gatwick (25 minutes) and Heathrow airport (32 minutes) are accessible with easy access to the M25.

There are an abundance of schools surrounding Dorking including The Ashcombe and The Priory at secondary level and St Pauls and St Martins at primary level. There are also a number of outstanding independent schools in the surrounding catchment area, including Box Hill school offering boarding facilities, Bellmont Preparatory School in Holmbury St Mary and St Teresa's, which offers a girls only Nursery, Preparatory and Secondary School in Effingham.

Dorking High Street

FIRST FLOOR | APARTMENTS 1-8

Apartment 1 | One Bed

	Metric (m)	Imperial
Kitchen/Dining/Living	8.3 x 3.7	27' 3" x 12' 2"
Bedroom	3.6 x 3.3	11' 10" x 10' 10"

Apartment 2 | One Bed

	Metric (m)	Imperial
Kitchen/Dining/Living	7.2 x 3.7	23' 7" x 12' 2"
Bedroom	3.6 x 3.0	11' 10" x 9' 10"

Apartment 3 | One Bed (Studio)

	Metric (m)	Imperial
Studio	6.6 x 4.5	21' 8" x 14' 9"

Apartment 4 | One Bed (Studio)

	Metric (m)	Imperial
Studio	7.1 x 4.2	23' 4" x 13' 9"

SECOND FLOOR | APARTMENTS 9-18

Apartment 5 | One Bed

	Metric (m)	Imperial
Kitchen/Dining/Living	5.7 x 4.8	18' 8" x 15' 8"
Bedroom	3.0 x 4.2	9' 10" x 13' 9"

Apartment 6 | One Bed

	Metric (m)	Imperial
Kitchen/Dining/Living	6.1 x 3.6	20' 0" x 11' 10"
Bedroom	3.4 x 3.1	11' 2" x 10' 2"

Apartment 7 | One Bed

	Metric (m)	Imperial
Kitchen/Dining/Living	10 x 5.9	32' 10" x 19' 4"
Bedroom	4.2 x 2.9	13' 9" x 9' 6"

Apartment 8 | One Bed

	Metric (m)	Imperial
Kitchen/Dining/Living	6.5 x 4.8	21' 4" x 15' 9"
Bedroom	4.5 x 2.6	14' 9" x 8' 6"

Apartment 9 | One Bed

	Metric (m)	Imperial
Kitchen/Dining/Living	7.5 x 3.5	24' 7" x 11' 6"
Bedroom	3.9 x 3.4	12' 9" x 11' 2"

Apartment 10 | One Bed

	Metric (m)	Imperial
Kitchen/Dining/Living	8.4 x 3.8	27' 7" x 12' 6"
Bedroom	4.8 x 3.3	15' 9" x 10' 10"

Apartment 11 | Two Bed

	Metric (m)	Imperial
Kitchen/Dining/Living	10.8 x 3.5	35' 5" x 11' 6"
Bedroom 1	4.4 x 3.6	14' 5" x 11' 10"
Bedroom 2	2.6 x 2.1	8' 6" x 6' 10"

Apartment 12 | One Bed

	Metric (m)	Imperial
Kitchen/Dining/Living	4.5 x 4.1	14' 9" x 13' 5"
Bedroom	4.9 x 3.6	16' 1" x 11' 10"

Apartment 13 | One Bed

	Metric (m)	Imperial
Kitchen/Dining/Living	6.7 x 4.8	21' 11" x 15' 9"
Bedroom	4.6 x 3.0	15' 1" x 12' 2"

Apartment 14 | One Bed

	Metric (m)	Imperial
Kitchen/Dining/Living	6.8 x 4.2	22' 3" x 13' 9"
Bedroom	4.8 x 4.3	15' 9" x 14' 1"

Apartment 15 | One Bed

	Metric (m)	Imperial
Kitchen/Dining/Living	5.4 x 4.2	17' 8" x 13' 9"
Bedroom	4.3 x 2.7	14' 1" x 8' 10"

Apartment 16 | One Bed

	Metric (m)	Imperial
Kitchen/Dining/Living	5.5 x 4.4	18' 1" x 14' 5"
Bedroom	3.6 x 3.0	11' 9" x 9' 10"

Apartment 17 | One Bed

	Metric (m)	Imperial
Kitchen/Dining/Living	9.8 x 4.1	32' 2" x 13' 5"
Bedroom	5.0 x 3.1	16' 5" x 10' 2"

Apartment 18 | Two Bed

	Metric (m)	Imperial
Kitchen/Dining/Living	6.5 x 4.2	21' 4" x 13' 9"
Bedroom 1	3.4 x 2.9	11' 2" x 9' 6"
Bedroom 2	1.7 x 3.0	5' 7" x 9' 10"

ST.MARTIN'S **HOUSE**

SPECIFICATION

Kitchens & Appliances

- Contemporary two tone handless units with soft closure
- Quartz stone worktops with upstands and full height splashback behind hob
- Undermount stainless steel kitchen sink
- Individually designed kitchen with fully integrated branded appliances including fridge/freezer, washer/dryer, dishwasher, induction hob, oven and extractor
- Under cabinet LED lighting

Bathrooms

- Porcelanosa sanitaryware and taps
- Porcelanosa grey floor tiles
- White metro tiled walls
- Oak finish vanity unit with mixer tap
- Rainfall shower head plus secondary handheld head
- Bath/shower screen
- Heated towel rail

Interior Finishes

- Contemporary style front door with door viewer, security latch and 5 lever mortice deadlock
- Brilliant white ceilings and walls
- Bedroom walls in quartz grey
- White satinwood to joinery

Electrical & Heating

- Bluetooth enabled speaker system to living area
- LED low energy downlights throughout
- TV and BT point to Living area and bedrooms
- Electric panel radiators with App operated thermostatic control

Flooring

- Oak laminate flooring to living/dining room /kitchen/corridors
- Plush grey carpet fitted to bedroom
- Porcelain tiles in bathrooms

General

- 125 year lease
- Parking options available

Help to Buy

- Help to Buy scheme available

Help to Buy

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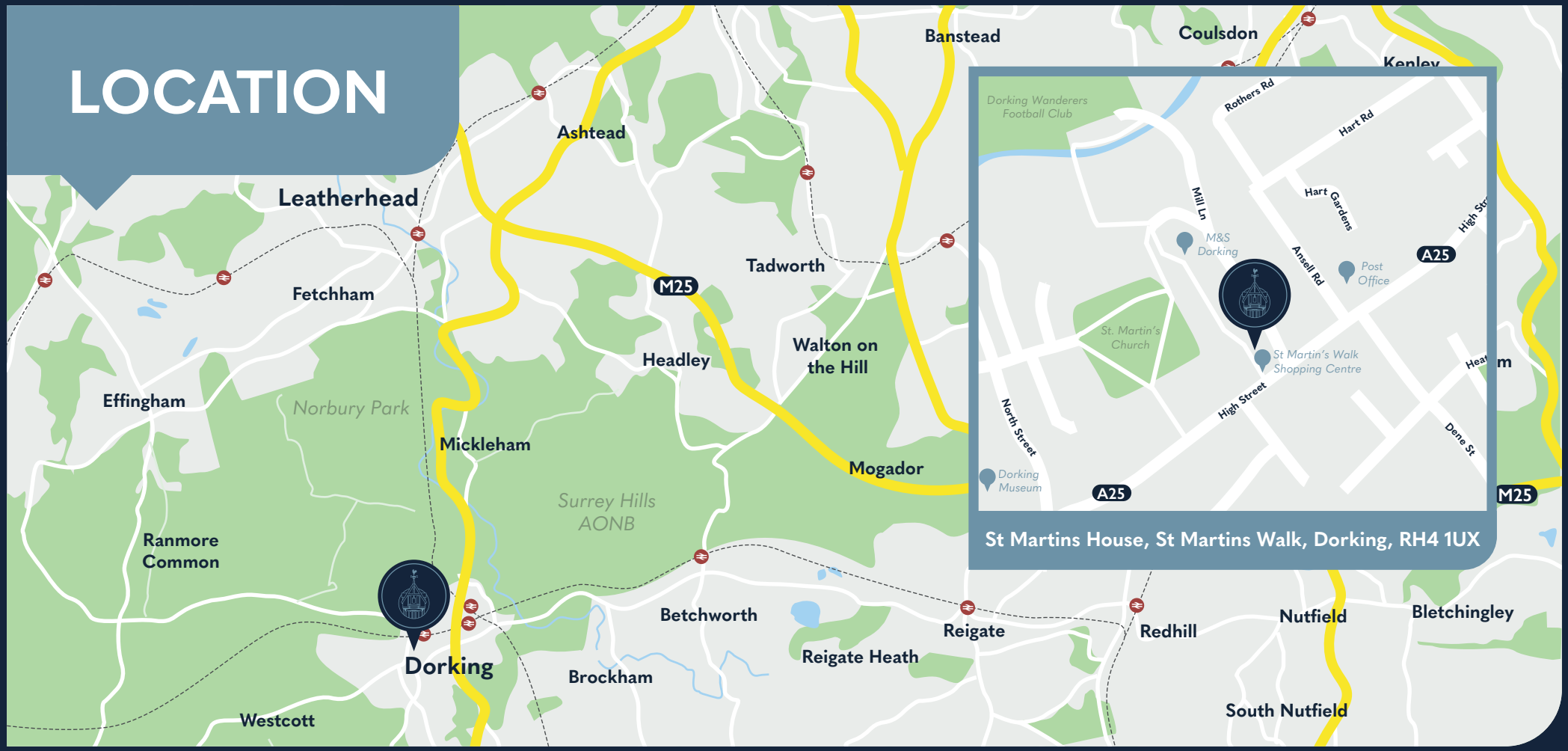
All items subject to change.

LOCATION



St Martins House, St Martins Walk, Dorking, RH4 1UX

Seymours
LAND & NEW HOMES

For sales enquiries or to book a viewing
call **01306 776674**
or email **sales@seymours-dorking.co.uk**

Seymours (Dorking Office): 27 South Street, Dorking, Surrey RH4 2JZ

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