



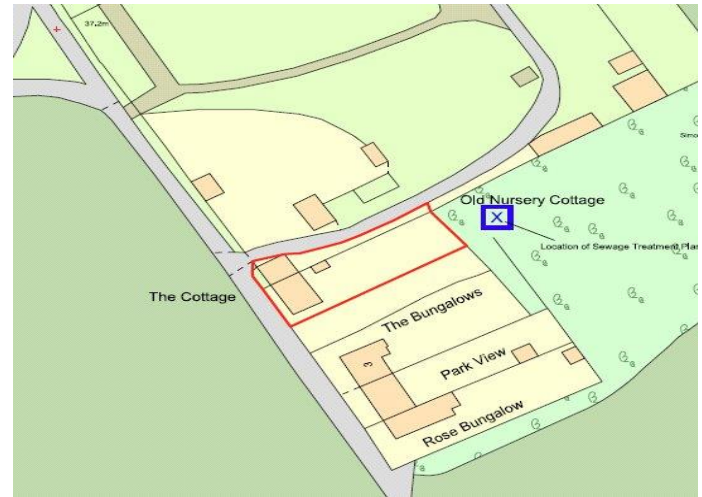
The Cottage, Norbury Park, Mickleham, Dorking, Surrey, RH5 6DN

Guide Price £700,000 Freehold

A detached character cottage on the Norbury Park estate in need of modernisation and offered for sale with no onward chain. The property is located by the working farm on the estate and affords views to the front over farmland. The estate provides lovely walks and there is a small Shop/Cafe and pub a five minute walk away at Mickleham.

EPC F / Council Tax Band F





A unique opportunity to purchase a character home on this working farm estate adjoining open countryside and country walks within the shadow of Box hill

Key Features

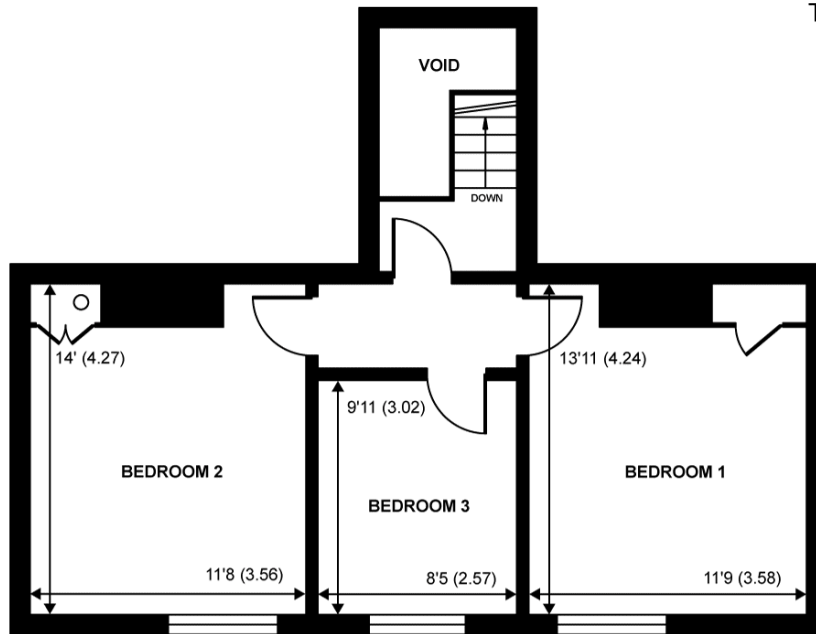
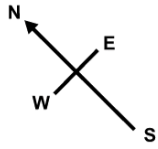
- Open outlook to the front over farmland
- Detached home in need of considerable updating with scope to enlarge STP
- Large private gardens
- Three bedrooms on the first floor
- Two separate reception rooms
- Ground floor bathroom
- Kitchen
- Located on the popular Norbury Park Estate

Location

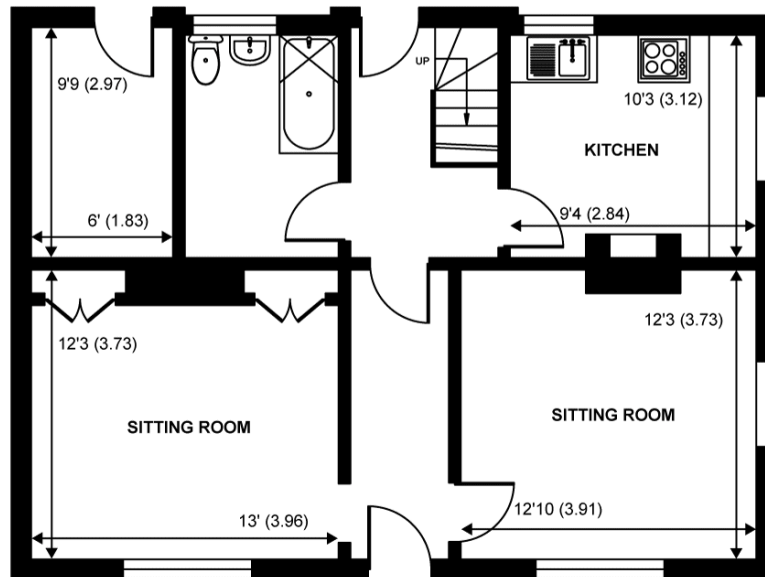
Norbury park is located in the small hamlet of Mickleham that is located midway between Leatherhead and Dorking with the local station being Westhumble with its service to central London. The park has been owned by Surrey county Council since the 1930's and extends to some 530 hectares. The towns of Leatherhead and Dorking have comprehensive shopping facilities along with sports centres and theatres. Junction 9 of the M25 is a five minute drive linking London's two main airports.

Approximate Area = 1109 sq ft / 103 sq m (excludes void)
 Outbuilding = 59 sq ft / 5.4 sq m
 Total = 1168 sq ft / 108.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Simpsons Estate Agents ta Curchods. REF: 1020090



01372 450500

bookham@curchods.com

14-18 Church Road, Great Bookham, Leatherhead, KT23 3PW

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