



Lakrigar Punchbowl Lane, Dorking, Surrey, RH5 4ED

Price Guide £1,685,000





- WONDERFUL FAMILY HOME
- PRIVATE GROUNDS OF CIRCA ONE ACRE
- LARGE KITCHEN/DINING ROOM
- ADAPTABLE ACCOMMODATION
- LONG SWEEPING DRIVEWAY
- BREATHTAKING VIEWS
- 4027 SQ FT OF ACCOMMODATION & OUTBUILDINGS
- MASTER BEDROOM SUITE
- DOUBLE DETACHED GARAGE
- VIEWING ADVISED



## Description

Nestled in the picturesque Punchbowl Lane, Dorking, this stunning detached home offers an exceptional living experience with breathtaking views of the surrounding countryside. The property boasts a generous layout, featuring two reception rooms that provide ample space for relaxation and entertainment.

The heart of the home is a superb open-plan kitchen and dining room, characterised by its impressive vaulted ceiling, creating a bright and airy atmosphere. This space is perfect for family gatherings or hosting friends. In addition to the kitchen, the property includes two further reception rooms, ensuring versatility in how you choose to utilise the space.

The master suite is a true highlight, complete with a dressing room and an ensuite bathroom, providing a private sanctuary for relaxation. The ground floor also accommodates three additional well-proportioned bedrooms, making this home ideal for families or those who enjoy having guests.

Set within approximately an acre of extremely private grounds, the property features a double detached garage and a charming summer house, perfect for enjoying the tranquil surroundings. The elevated position of the home not only enhances its appeal but also offers far-reaching views that can be enjoyed from various vantage points throughout the property.

This remarkable home combines spacious living with a serene setting, making it a perfect retreat while still being conveniently located near the amenities of Dorking.

## Situation

Punchbowl Lane is situated just outside the centre of the market town of Dorking. There are two mainline trains stations just a short distance away which offer services into both London Waterloo & Victoria and regular services to London Bridge (via Redhill). There are also services to Guildford and Gatwick Airport to mention just a few. Dorking offers a fine selection of supermarkets, shops and restaurants as well as Dorking Halls which includes a cinema and theatre with the sports centre and pool next door. Dorking offers a fine selection of schools from nursery right up to secondary schools with the desirable St. Paul's primary school and the Ashcombe Secondary school close by. The immediate area provides some of the County's finest walking, cycling/mountain biking and riding countryside as highlighted in the 2012 Olympics, including Box Hill, Ranmore, Leith Hill and the Surrey Hills.

Tenure	Freehold
EPC	C
Council Tax Band	F



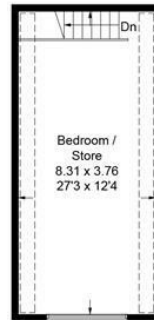
 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 257.0 sq m / 2766 sq ft  
Outbuildings = 117.2 sq m / 1261 sq ft  
Total = 374.2 sq m / 4027 sq ft

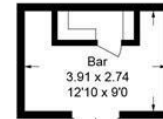


**Garage- Ground Floor**

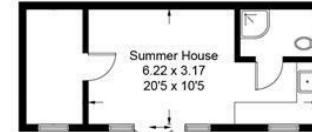
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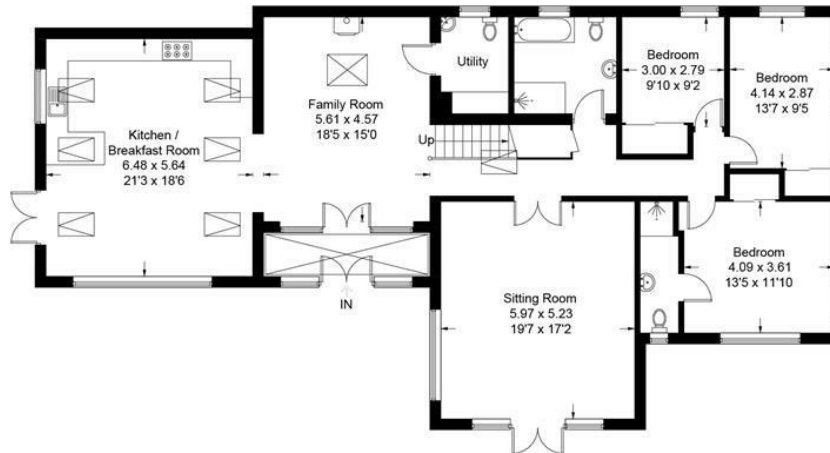
**Garage- First Floor**



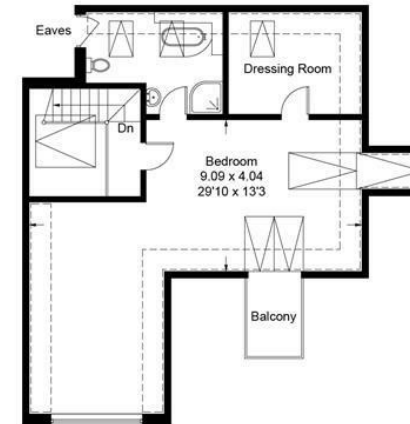
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(Not Shown In Actual Location / Orientation)



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1221500)

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