



6 Lonsdale Road, Dorking, Surrey, RH4 1JP

Guide Price £1,250,000



- RARELY AVAILABLE ATTRACTIVE TOWN-HOUSE
- OFFERING FIVE BEDROOMS
- STUNNING KITCHEN/DINING/FAMILY ROOM
- MASTER BEDROOM WITH EN-SUITE & DRESSING ROOM
- EN-SUITES TO TWO FURTHER BEDROOMS
- SET IN THE HEART OF DORKING TOWN
- LOCATED IN A PRIVATE RESIDENTIAL ROAD
- SEPARATE FORMAL SITTING ROOM WITH FEATURE BAY
- DOUBLE BEDROOM WITH BALCONY
- SOUTH-WEST FACING GARDEN & DRIVEWAY PARKING

Description

Located in the heart of Dorking Town Centre in a desirable private residential road, we are delighted to offer this superbly presented, and rarely available, five-bedroom family town house. Built in 2016 and finished to a high standard throughout, this attractive home will appeal to many buyers. Further benefits include underfloor heating, driveway parking, a south-west facing garden and its convenient location situated only moments away from the High Street.

Arranged over three floors offering bright and spacious accommodation throughout, the ground floor comprises of a large reception hall with access to a sweeping staircase to the first floor, and direct access to a downstairs cloakroom and separate utility room. A formal sitting room is positioned to the front of the property with a deep bay feature window. The stunning kitchen/dining/family room forms the heart of this beautiful home providing a great space for everyday living and entertaining, with bi-folding doors leading onto a terrace and the rear garden. The kitchen offers a wealth of base and wall mounted fitted cupboards, complimented with Quartz work surfaces, and a full range of integrated appliances.

Three bedrooms and a family bathroom are located on the first floor, with the master bedroom suite overlooking the rear garden and offering a walk-in dressing room and en-suite shower room. A delightful double bedroom situated at the front benefits from double doors to a balcony. From the first floor landing, a turning staircase leads up to the second floor which offers two further bedrooms, both enjoying private en-suite bathrooms and wonderful views with varying aspects. The rear bedroom with views towards Ranmore also features a custom fitted walk-in wardrobe.

Externally, the south-west facing rear garden benefits from a large patio terrace offering a great space to enjoy indoor/outdoor living in warmer months, with a raised lawn area. The storage shed (5m x 3m) sits on a reinforced concrete base and provides an adaptable space to suit individual needs. The front of the property offers huge curb appeal with off-street parking and additional parking also available in the road for residents.



Situation

Central to Dorking Town Centre with its excellent range of shops, including Waitrose, Marks & Spencer, Waterstones and Boots, the town also benefits from many superb restaurants, coffee shops and well-regarded pubs. The popular Dorking Halls offers a theatre, cinema and sports centre, and Meadowbank Park is moments away with a vast range of recreational facilities.

Dorking offers a wide selection of excellent local schools for all ages, including Powell Corderoy and St Paul's CE primary schools and The Priory C of E and The Ashcombe secondary schools, all within easy walking distance. To the north of the town is Denbies, which is the UK's largest vineyard, offering brewery tours, restaurants and some wonderful countryside walks. Areas of Outstanding Natural Beauty are also close by, including Box Hill and the stunning Surrey Hills, again offering wonderful countryside to enjoy and explore.

Dorking Mainline Station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction, with a journey time of approximately 55 minutes. There are two further stations in the town, Dorking Deepdene & Dorking West providing services to Guildford, Reigate, Gatwick and beyond.

Tenure

Freehold

EPC

B

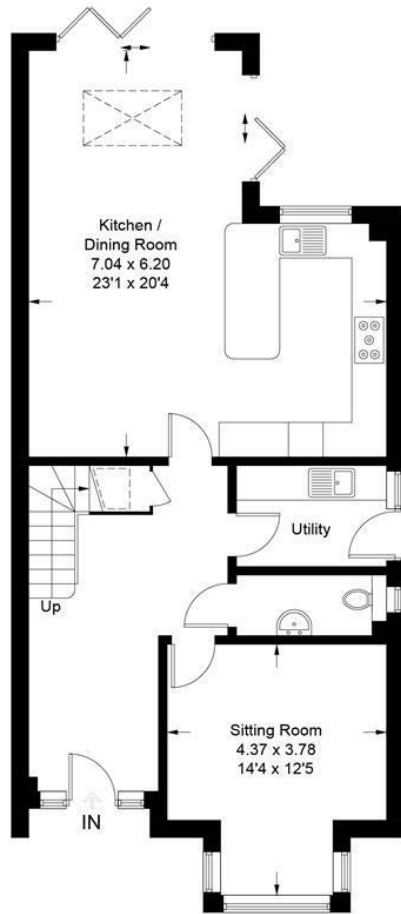
Council Tax Band

G

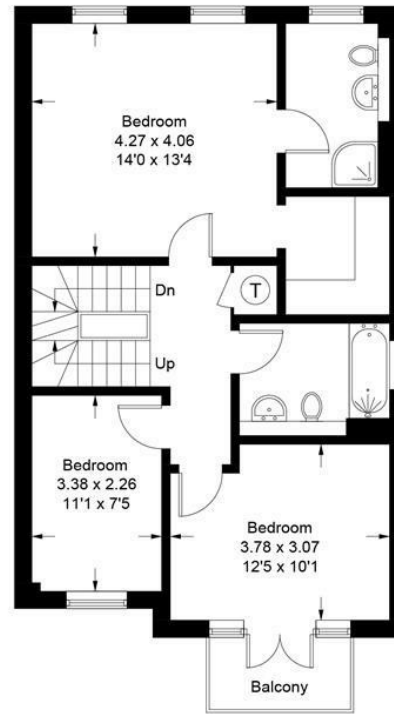
Approximate Gross Internal Area = 194.0 sq m / 2088 sq ft



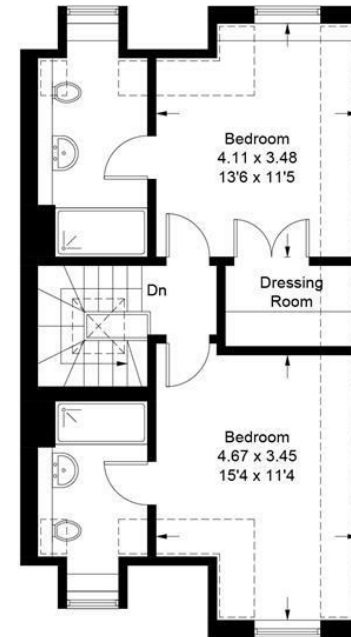
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second 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. (ID1168902)

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