



Lansdowne House Tower Hill, Dorking, RH4 2AT

Price Guide £1,500,000



- DESIRABLE DETACHED RESIDENCE
- FOUR RECEPTION ROOMS
- 3970 SQ. FT INC. GARAGE & BOTHY
- OUTDOOR SWIMMING POOL
- TRIPLE GARAGE WITH AMPLE PARKING
- FIVE DOUBLE BEDROOMS
- BEAUTIFUL KITCHEN
- TWO EN SUITE SHOWER ROOMS
- RARELY AVAILABLE
- POPULAR TOWER HILL LOCATION

Description

Nestled in the highly sought-after Tower Hill area of Dorking, this impressive detached family residence, built in the early 1980s, offers a perfect blend of space, comfort, and elegance. Spanning over 3,900 square feet, this home boasts five generously sized double bedrooms, ensuring ample accommodation for family and guests alike.

The property features four well-appointed reception rooms, providing versatile spaces for both relaxation and entertaining. The heart of the home is a generous fitted kitchen, complemented by a separate utility room, making daily living both practical and enjoyable. The family bathroom, along with two en-suite shower rooms, caters to the needs of a busy household, while the master bedroom also benefits from a dedicated dressing room, adding a touch of luxury to your daily routine.

Outside, the property is equally impressive, featuring beautifully landscaped gardens adorned with stunning wrap-around wisteria, creating a picturesque setting. The outdoor swimming pool invites you to enjoy leisurely summer days, while the detached two-storey bothy/summer house offers additional space for hobbies or relaxation.

For those with multiple vehicles, the triple garage and ample parking ensure convenience and ease. This rare opportunity to acquire a spacious family home in such a desirable location is not to be missed. With its elevated views and extensive amenities, this property is perfect for those seeking a tranquil yet vibrant lifestyle in Dorking.

Situation

Set in an elevated position, yet still conveniently located within a short distance to Dorking Town Centre with its excellent range of shops and independent boutiques, including Waitrose and Marks & Spencer, along with an excellent selection of popular restaurants, coffee shops and well-regarded pubs. Dorking Halls offers a cinema, theatre and sports centre and Meadowbank Park located behind the High Street offers a vast range of recreational facilities.

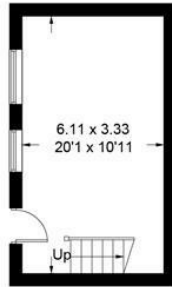
With a wide selection of excellent local schools for all ages, including Powell Corderoy and St Paul's Church of England primary schools and The Priory C of E and The Ashcombe secondary schools, all within easy walking distance.

To the north of the town is Denbies, which is the UK's largest vineyard, offering some wonderful countryside walks and other Areas of Outstanding Natural Beauty close by include Box Hill and the stunning Surrey Hills, again offering wonderful countryside to enjoy and explore.

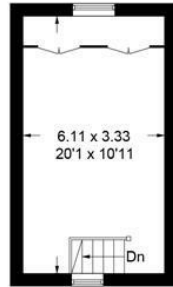
Dorking Mainline Station offers services to London Victoria and Waterloo and two further stations serve Horsham, Gatwick and Guildford and beyond.

Tenure	Freehold
EPC	C
Council Tax Band	G



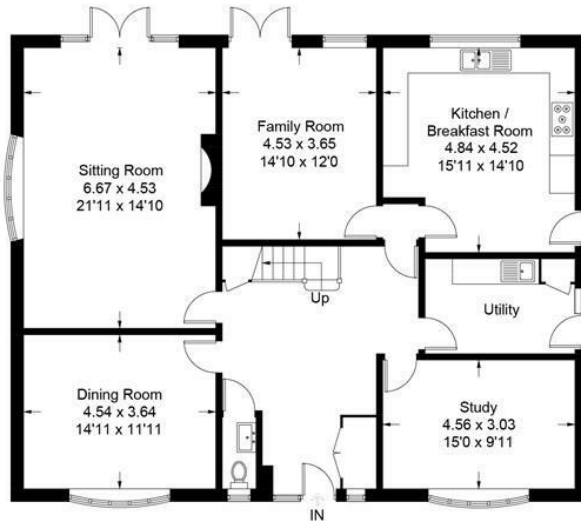


Summer House - Ground Floor
(Not Shown In Actual
Location / Orientation)

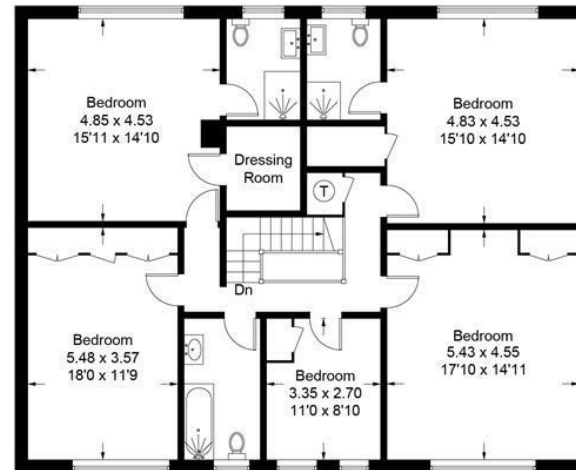


Summer House - First Floor

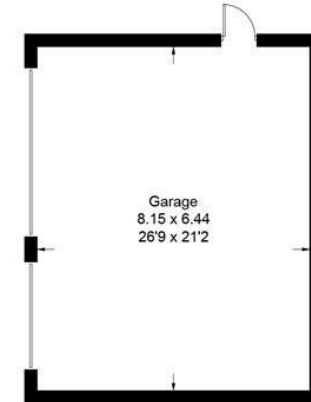
Approximate Gross Internal Area = 275.2 sq m / 2962 sq ft
(Excluding Void)
Garage & Summer House = 93.7 sq m / 1008 sq ft
Total = 368.9 sq m / 3970 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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. (ID1225372)

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