

 **patrick  
gardner**  
RESIDENTIAL

13 Tollgate Road, Dorking, Surrey, RH4 2PP

Guide Price £500,000



- SUPERB THREE-BEDROOM HOME
- LARGE GARDEN WITH WALLED TERRACE
- MODERN KITCHEN / DINING ROOM
- DRIVEWAY PARKING FOR FOUR CARS
- GENEROUS PLOT
- LOCATED ON THE OUTSKIRTS OF DORKING
- CONVERTED GARAGE / HOME STUDIO
- SEPARATE FORMAL SITTING ROOM
- RECENTLY INSTALLED NEW BOILER
- VENDOR SUITED

## Description

A well-presented three-bedroom, semi-detached, family home offering bright, light-filled accommodation, set on a generous plot on the outskirts of Dorking.

Internally, the accommodation includes a spacious and modern kitchen/dining room positioned to the rear, with doors opening directly onto the garden and a recently installed boiler adds further practicality and peace of mind. A separate formal sitting room is positioned at the front of the property and opens into the kitchen/dining room, creating a natural flow throughout the ground floor accommodation.

Upstairs, there are three bedrooms arranged with varying aspects, including two generously proportioned double rooms, together with a modern family bathroom.

A particular highlight of the property is the impressive rear garden, providing a good degree of seclusion and privacy. The garden is mainly laid to lawn, with steps at the rear rising to a generous walled terrace—an ideal setting for relaxing or alfresco dining and complemented by mature planting.

To the front, the property benefits from a private driveway providing off-street parking for four vehicles and the former garage has been thoughtfully converted into a versatile studio space, suitable for use as a home office, treatment room or similar.

Conveniently located within easy reach of Dorking town centre, this superb property occupies a highly desirable setting and presents an excellent opportunity for a wide range of buyers, including first-time purchasers, growing households and those looking to downsize.

## Situation

Situated approximately 1.5 miles from Dorking town centre, the property enjoys convenient access to an excellent selection of shops, cafés and restaurants. Dorking Halls, located towards the eastern side of the town, offers a cinema, theatre and leisure facilities.

The area is well served by a highly regarded range of schools, including St John's Primary School, St Paul's, The Ashcombe School, The Priory School and The Powell Corderoy School, all within easy reach.

For commuters, Dorking mainline station provides regular services to London Victoria and London Waterloo via Epsom and Clapham Junction, with journey times of approximately 55 minutes. Two additional stations, Dorking Deepdene and Dorking West, offer connections to Guildford, Reigate, Gatwick Airport and beyond. The M25 (Junction 9 at Leatherhead) is also easily accessible, approximately three miles away.

To the north of the town lies Denbies Wine Estate, England's largest vineyard, offering tours, dining, a farm shop, brewery and scenic countryside walks.

**Tenure**

**EPC**

**Council Tax Band**

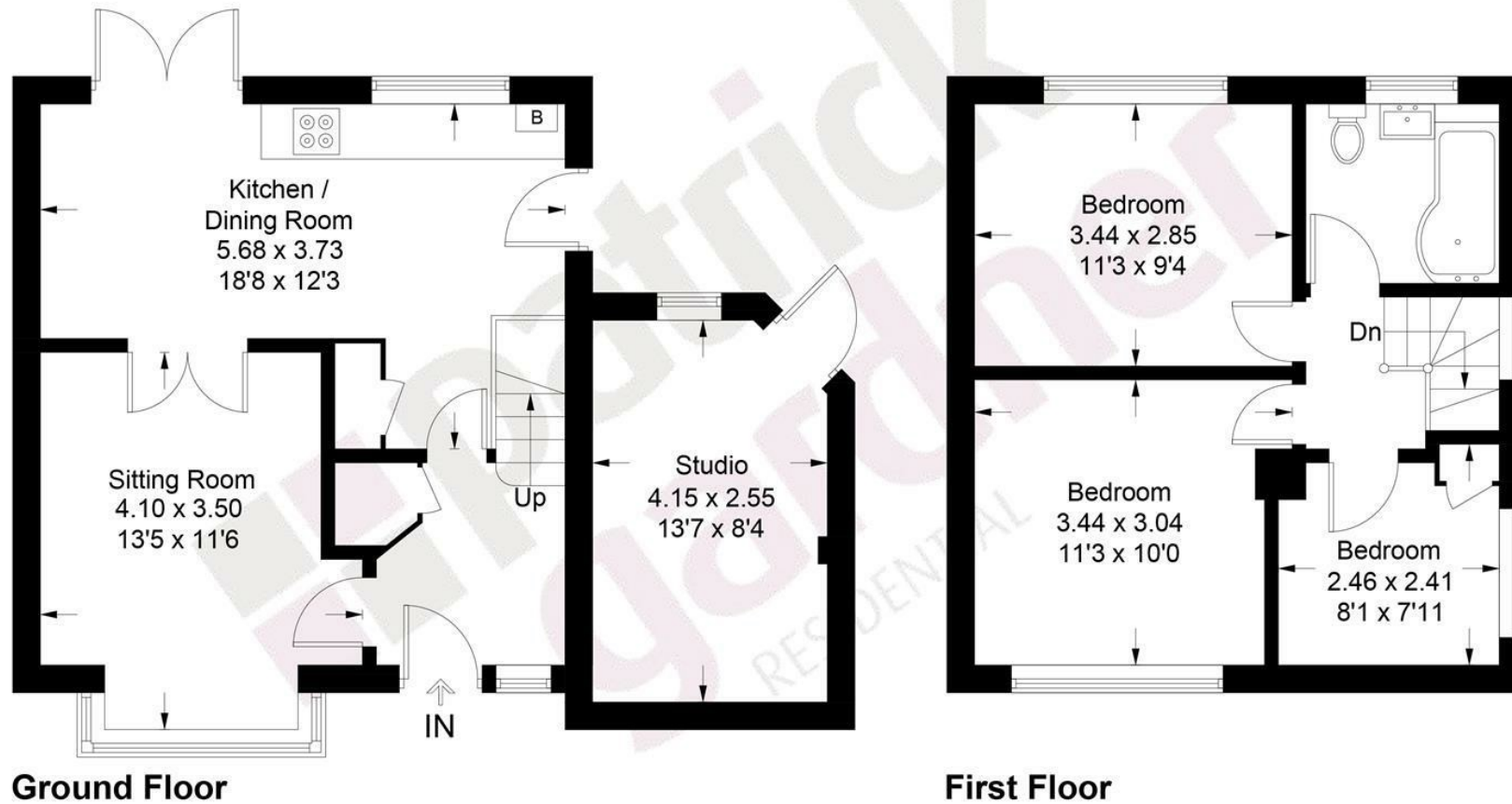
Freehold

C

E



Approximate Gross Internal Area = 71.5 sq m / 770 sq ft  
Studio = 10.4 sq m / 112 sq ft  
Total = 81.9 sq m / 882 sq ft



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. (ID1295421)  
www.bagshawandhardy.com © 2026

171 High Street, Dorking, Surrey, RH4 1AD  
Tel: 01306 877775 Email: dorking@patrickgardner.com  
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

