



 **patrick  
gardner**  
RESIDENTIAL

24 Upper Rose Hill, Dorking, Surrey, RH4 2EB

Guide Price £1,250,000



- FOUR BEDROOM FAMILY HOME
- THREE RECEPTION ROOMS
- SOUTH FACING GARDEN
- CLOSE TO DORKING TOWN CENTRE
- POTENTIAL TO EXTEND STPP
- PRIME AND SOUGHT AFTER LOCATION
- FAR REACHING VIEWS
- ST PAULS SCHOOL CATCHMENT
- GARAGE AND DRIVEWAY PARKING
- NO ONWARD CHAIN

## Description

An exciting opportunity to purchase this rarely available and substantial four double bedroom detached home, situated in one of Dorking's most premier roads and only a short distance from the High Street. Enjoying far reaching views towards Box Hill, further benefits include a wonderful south facing mature garden and the potential to extend subject to the relevant consents.

Accommodation briefly comprises of a storm porch leading into a large entrance hall that provides access to all principal rooms. The formal sitting room (15'10 x 13'0) enjoys views to the front lawn from a large bay window. The dining room (14'0 x 13'0) is another spacious room that leads to the conservatory and garden beyond. To the rear of the property is the bright and spacious kitchen that includes a selection of base units with eye level cupboards and beautiful views of the garden. There is also a further generous reception room that provides an adaptable space to suit individual needs and a ground floor W.C.

A charming original staircase leads to a superb galleried landing that provides access to all four bedrooms. Two large double bedrooms to the front enjoy far reaching views across Dorking to Denbies vineyard and Box Hill in the distance. A further double bedroom to the rear benefits from a private balcony overlooking the garden. There is also a family bathroom and separate W.C. The loft has been boarded and includes a dormer window to the front.

Externally the mature gardens are mainly laid to lawn and a particular feature of the home. Treelined and hedgerow borders provide a good degree of privacy to both the front and rear gardens. There is also a detached garage, summer house and green house. To the front is driveway parking for numerous vehicles and a further lawn.



## Situation

Upper Rose Hill is a highly regarded road situated only a short distance from Dorking High Street. The market town of Dorking offers a comprehensive range of shopping facilities, restaurants, and pubs. The Dorking Halls has a theatre, cinema and the adjacent sports centre provides a gym and swimming pool. Dorking is awash with a good selection of primary and secondary schools including St Pauls, (rated Outstanding) The Ashcombe and Powell Corderoy. Situated in an area of outstanding natural beauty, the location offers some of the county's finest walking, riding and cycling countryside with Box Hill, Leith Hill, Ranmore, Headley Heath and the Surrey Hills all close at hand. Dorking has 3 railway stations offering services North to London, South to Horsham and the South Coast, West to Guildford & beyond and East to Reigate & Redhill. The M25 can be accessed at junctions 8 & 9, Reigate & Leatherhead.

<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	G
	G

Approximate Gross Internal Area = 183.9 sq m / 1979 sq ft  
 Garage & Outbuildings = 27.0 sq m / 291 sq ft  
 Total = 210.9 sq m / 2270 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. (ID1189586)

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

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