



3 White Horse Mews, Dorking, RH4 2FX

Price Guide £1,150,000



- GEORGIAN STYLE TOWNHOUSE
- PRIVATE DEVELOPMENT
- OPEN PLAN KITCHEN/DINING ROOM
- HOME OFFICE
- SUPERB VIEWS
- PRIME LOCATION
- HIGH SPECIFICATION
- SOUTH EAST FACING GARDEN
- MASTER BEDROOM WITH ENSUITE
- UNDERFLOOR HEATING AND HIDDEN SOLAR PANELS ON ROOF

Description

This attractive Georgian-style townhouse, traditionally built by Runnymede Developments, is tucked away within an exclusive mews setting just moments from the heart of Dorking. Occupying a peaceful courtyard position, this beautifully presented four-bedroom, two-bathroom home offers versatile accommodation extending to approximately 1,909 sq ft, arranged over three floors. The property also benefits from driveway parking and a beautifully landscaped south-east facing garden.

Thoughtfully designed with meticulous attention to detail, the home combines timeless architectural elegance with contemporary styling. High-quality finishes and bespoke craftsmanship are evident throughout, creating a property that is both sophisticated and welcoming.

The ground floor is centred around an impressive open-plan kitchen/dining room, where glazed bi-fold doors seamlessly connect the living space with the terrace and landscaped rear garden, making it ideal for both everyday family life and entertaining. The bespoke kitchen, designed by Wooden Heart of Weybridge, features an extensive range of handcrafted cabinetry, premium quartz work surfaces, a striking central island, and an array of Siemens integrated appliances.

A fully fitted home office overlooks the front of the property and provides an excellent work-from-home space, complemented by bespoke built-in furniture. The ground floor also includes a separate utility room and a cloakroom.

On the first floor, the elegant sitting room enjoys attractive views over the rear garden and features a stylish gas log-effect fireplace, creating a comfortable and relaxing living space. The principal bedroom suite is also located on this floor and benefits from bespoke Lawrence Walsh fitted wardrobes together with a luxurious en-suite bathroom, appointed with Villeroy & Boch sanitary ware, Hansgrohe chrome fittings and elegant porcelain tiling.

The second floor offers three further well-proportioned bedrooms, all served by a contemporary family bathroom.

Outside, the south-east facing rear garden has been thoughtfully landscaped to create a private and tranquil outdoor retreat. A generous paved terrace provides the perfect setting for al fresco dining and entertaining, with direct access from the kitchen/dining room. To the front, the property benefits from private driveway parking.



Situation

White Horse Mews is an exclusive private development, discreetly located in the heart of Dorking, just a short walk from the town centre and railway stations.

Dorking offers an excellent blend of independent shops, national retailers, restaurants and everyday amenities, with highlights including Waterstones, FatFace, T.G. Jones, Fuller's, the antique shops of West Street and the Michelin-starred Sorrel.

The area is renowned for its outstanding countryside, with the Surrey Hills, Box Hill, Leith Hill, Ranmore Common and Headley Heath providing exceptional opportunities for walking, cycling and riding. Nearby Denbies Wine Estate, England's largest vineyard, offers tours, dining and leisure facilities.

Families are well catered for with highly regarded local schools, while excellent transport links provide easy access to London, Guildford, Redhill and the M25. Dorking Main station provides regular services to London Victoria and London Waterloo via Epsom and Clapham Junction, with journey times of approximately 55 minutes. In addition, Dorking Deepdene and Dorking West stations offer convenient connections to Guildford, Reigate, Gatwick Airport and beyond.

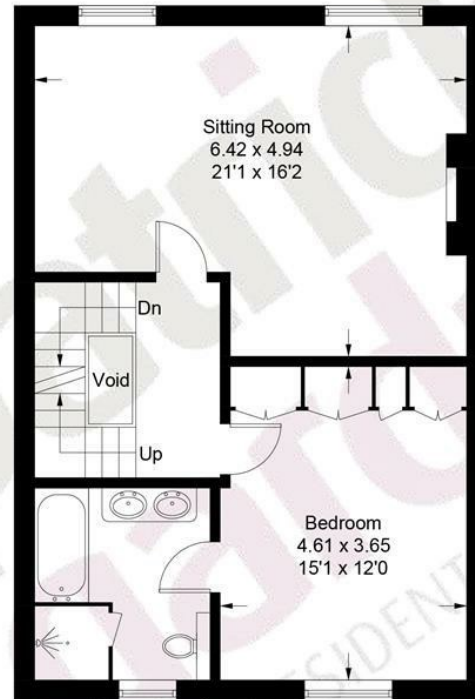
Tenure
EPC
Council Tax Band
Service Charge

Freehold
B
F
£700 for the current year

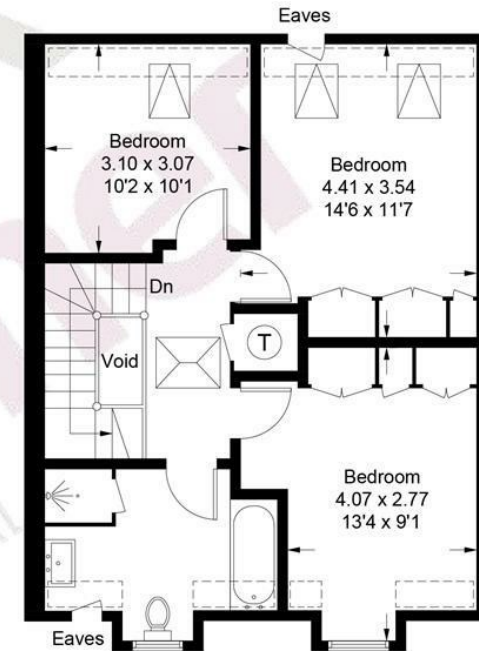
Approximate Gross Internal Area = 177.4 sq m / 1909 sq ft
(Excluding Void)



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. (ID1321169)
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