



Stonehurst, 40 Knoll Road, Dorking, Surrey, RH4 3EP

Guide Price £1,300,000



- SUBSTANTIAL DETACHED FAMILY HOME
- FIVE BEDROOMS - MASTER WITH ENSUITE
- TWO FURTHER RECEPTION ROOMS + STUDY
- DRIVEWAY PARKING & GARAGE
- SHORT DISTANCE TO DORKING TOWN
- DESIRABLE RESIDENTIAL ROAD IN DORKING
- SUPERB KITCHEN/DINING/LIVING ROOM (35' X 18')
- PANORAMIC COUNTRYSIDE VIEWS
- SECLUDED REAR GARDEN
- NO ONWARD CHAIN

Description

Situated in one of Dorking's premier residential roads, this substantial and extended, detached family home offers the perfect blend of comfort and modern family living. Set on a secluded plot, the property boasts stunning panoramic views of the surrounding countryside with the convenience of being only a short distance from the Town Centre.

Upon entering, you are greeted by a spacious entrance hall that leads to an impressive kitchen/dining/living area. This impressive room serves as the real heart of the home offering a generously sized space (37ft x 18ft) and features a beautiful bespoke kitchen, large central island and bifold doors that seamlessly connect the indoor space to a large terrace, perfect for entertaining friends and family while overlooking the beautifully landscaped rear garden.

The accommodation is adaptable, providing over 2500 square feet of living space. A separate formal living room offers the ideal setting for relaxing, while an additional reception room with an ensuite bathroom presents the option to be transformed into a ground floor bedroom, catering to various family needs. The property also includes a separate study with views over the rear garden and a useful utility room.

With five well-proportioned bedrooms, each offering varying aspects, the property is designed for family living. The master bedroom features an ensuite bathroom, while a large family bathroom serves the remaining bedrooms, providing ample facilities for all.

Outside, the property benefits from driveway parking for several cars and an integral garage, adding to the convenience of this family home. The mature rear garden is a true highlight, featuring a spacious cabin that can be used for a variety of purposes, from a home office to a summerhouse.

This exceptional property on Knoll Road is a rare find, combining spacious living with stunning natural beauty, making it an ideal choice for families looking to settle in a desirable area of Dorking.

Situation

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 C of E 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	D
Council Tax Band	G

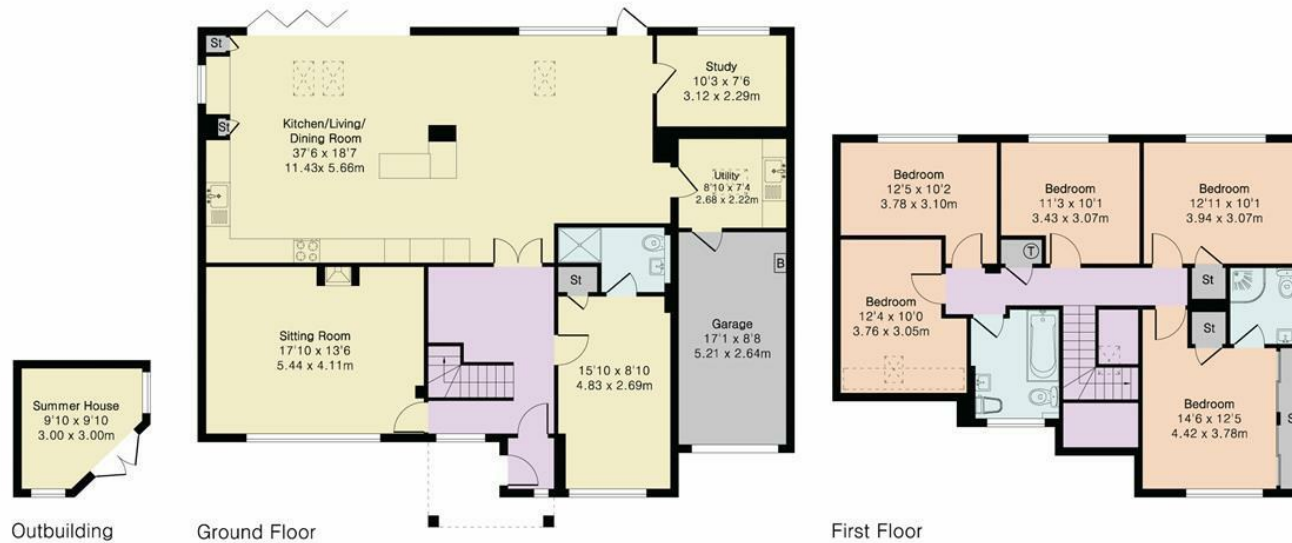


**Approximate Gross Internal Area 2524 sq ft - 235 sq m
(Excluding Outbuilding)**

Ground Floor Area 1605 sq ft – 149 sq m

First Floor Area 919 sq ft – 86 sq m

Outbuilding Area 81 sq ft – 8 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

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