



Littlemead, Rose Hill, Dorking, Surrey RH4 2EA

£2,150,000 Freehold

Littlemead

Situated on one of Dorking's most sought-after residential roads, within a conservation area and just moments from the town centre, Littlemead is an impressive, detached family home occupying an elevated and secluded plot, commanding far-reaching views across the surrounding countryside.

The property offers generous, versatile and beautifully light accommodation, with many rooms enjoying delightful outlooks over the landscaped gardens towards Box Hill and Ranmore. Immaculately presented throughout, Littlemead successfully combines modern living with the charm and character of a traditional home, further enhanced by an enviable west-facing, walled rear garden.

A striking arched vestibule entrance leads into a welcoming and spacious reception hall with solid oak internal doors, setting the tone for the accommodation beyond. There are four well-proportioned reception rooms, including a substantial double-aspect sitting room, featuring a log burner, views to both front and rear, and bi-fold doors opening onto the rear terrace. A family room adjoins, also with bi-fold doors providing seamless access to the terrace.

The stylish, open-plan kitchen/breakfast room is double aspect and forms the true heart of the home. Beautifully appointed with a handmade Burr Walnut kitchen, it combines elegant design with everyday functionality. Bi-fold doors open seamlessly onto the terrace, creating an ideal space for both relaxed family living and entertaining. A separate utility room lies just off the kitchen, providing additional practicality and offering direct access to the integral double garage and cellar.

To the opposite side of the house, a formal dining room and separate study both enjoy direct access to the garden. This wing also includes a sixth bedroom and a contemporary shower room, creating an ideal space for guests or multi-generational living.

A light-filled staircase rises to a spacious first-floor landing, from which five further bedrooms can be found, all benefiting from attractive views over the gardens and surrounding countryside. The principal suite is particularly impressive, being double aspect with far-reaching views, complemented by a generous en-suite bathroom and extensive bespoke fitted wardrobes. A family bathroom and separate shower room complete the first-floor accommodation.

Externally, the beautifully landscaped walled gardens are a standout feature. A large paved terrace spans the rear of the property, perfectly positioned to make the most of the sunny aspect and ideal for outdoor entertaining. An attractive pergola provides a shaded seating area, while a charming summer house offers additional space for relaxation or storage. Retractable awnings above the bi-fold doors further enhance comfort during the warmer months.

To the front, electronically operated wooden gates open onto a sweeping gravel carriage driveway, providing ample parking for multiple vehicles and access to the integral double garage. The front gardens are equally well maintained, completing the sense of arrival at this exceptional home.

Council Tax - Band H

EPC Rating - D



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- Detached Family Home
- Prime Dorking Town Location
- Far Reaching Countryside Views
- 5/6 Bedrooms
- 4/5 Separate Reception Rooms All Leading Onto Garden
- Spacious Open Plan Kitchen/Breakfast Room with Separate Utility
- Master Bedroom Suite incorporating En Suite
- Four Bathrooms
- Stunning Landscaped Walled, South Facing Rear Garden
- Double Garage
- Gated Driveway with Ample Parking





Situation

Rose Hill is widely regarded as one of Dorking's most sought-after residential roads, characterised by substantial homes set within generous plots and forming part of a conservation area close to the town centre. At its heart lies a charming central paddock, privately owned by the residents and often home to rare breed sheep, adding to the area's unique character.

Enjoying enviable, far-reaching countryside views, Littlemead occupies a prime elevated position within Rose Hill, set within a secluded and attractive plot.



Dorking is a vibrant and welcoming market town, set at the foot of the Surrey Hills and along the North Downs Way. Its bustling High Street offers an excellent selection of independent boutiques alongside well-known retailers including Waitrose, Sainsbury's and Marks & Spencer. Leading from the High Street is the historic West Street, the oldest road in the town, with buildings dating back to the 16th century and renowned for its delightful antique shops and centres. With over 250 listed buildings, Dorking boasts an architectural richness that spans Georgian elegance, Victorian Gothic design, traditional 17th-century coaching inns and medieval remnants, all contributing to its distinctive charm.

The surrounding countryside, forming part of the Surrey Hills Area of Outstanding Natural Beauty, is amongst the finest in the country and is easily accessible from the town. Nearby highlights include the iconic Box Hill as well as the beautiful landscapes of Leith Hill, Norbury Park, Ranmore Common and Holmwood Common. Slightly further afield lie the ancient woodlands of Abinger Roughs, while scenic routes such as the Deepdene Trail and Mole Gap Trail offer excellent walking opportunities.

On the outskirts of Dorking lies Denbies Wine Estate, England's largest vineyard, while the town itself offers a vibrant cultural and leisure scene. The art deco Dorking Halls provides both theatre and cinema facilities, and the Dorking Sports Centre offers a wide range of excellent recreational amenities.

Dorking is well served by three railway stations, providing convenient connections to London, Guildford and the south.

The town and surrounding area benefit from a number of highly regarded state and private schools, including St Paul's, as well as secondary education at The Ashcombe School and The Priory Church of England School.







Approximate Gross Internal Area = 402.1 sq m / 4328 sq ft (Including Basement)

Sun Room = 5.9 sq m / 63 sq ft

Total = 408 sq m / 4391 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. (ID1285172)