



Horsham Road, Dorking, Surrey, RH4 2JL

£950,000 Freehold

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- NEW BUILD DETACHED HOME
- FOUR DOUBLE BEDROOMS
- CLOSE TO DORKING TOWN CENTRE
- 10 YEAR BUILDING WARRANTY
- OPEN PLAN KITCHEN/DINING ROOM
- LARGE SITTING ROOM
- ARRANGED OVER THREE FLOORS
- THREE ENSUITE BATHROOMS
- HIGH SPECIFICATION THOROUGHOUT
- NO ONWARD CHAIN

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The Property This substantial, detached home with four double bedrooms offers bright and spacious accommodation arranged over three floors. Set in a secluded location on the outskirts of Dorking Town centre, this newly-built home further benefits from an open plan kitchen/dining room, a ten-year new build warranty and a wrap-around garden.

Accommodation includes a covered porch leading into the main entrance hall that provides access to adaptable accommodation on the ground floor. Two generous bedrooms with direct access onto a private terrace offer versatile living arrangements. There are two shower rooms, one of which is ensuite, a utility room and a spacious home office.

An impressive staircase leads to the first-floor landing where both the formal sitting room and kitchen/dining room can be found. The high-quality, shaker-style kitchen includes a selection of fully integrated appliances and a large island perfect for preparing meals or hosting family and friends. Adjacent to the kitchen is a laundry room. The treble aspect sitting room (20'2 x 12'8) enjoys views of the garden and beyond.

The top floor is a real feature of the home with three fantastic bedrooms. The principal bedroom benefits from an extremely well specified ensuite bathroom with a freestanding bath and walk in shower. The adjacent bedroom could be configured as a dressing room, nursery, or a further study. The second bedroom includes a fully fitted ensuite shower room and dressing room.

Externally the property is set back from the road and approached via a large stone driveway with parking for three vehicles. The landscaped gardens are on three sides and are mainly laid to lawn offering a good degree of privacy and pleasant views.

Situation Situated within close proximity of Dorking town centre with its excellent range of shops and restaurants which includes Waitrose and marks & Spencer, Waterstones and WH Smiths along with White Horse Hotel, Pizza Express, Costa coffee and Michelin Star restaurant Sorrell along with a further range of restaurants and pubs.

The Dorking Halls, at the eastern end of the town, includes a cinema and a sports centre, as well as a 24-hour fitness centre.

There is a highly regarded selection of schools with St Pauls, The Ashcombe, The Priory and The Powell Coredero all within easy reach.

Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) also there are 2 further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond.

To the north of the town is Denbies Vineyard, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks. In the immediate surrounding area is some of the countrys finest walking, riding and cycling countryside with Box Hill, Ranmore, Leith Hill, Headley Heath and the Surrey Hills all close at hand.

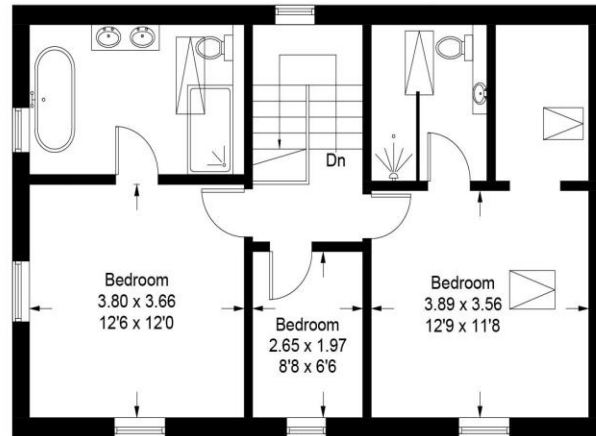
Nearby Golf courses include Betchworth, Effingham, Tyrells Wood and Beaverbrook.

Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles from Dorking.

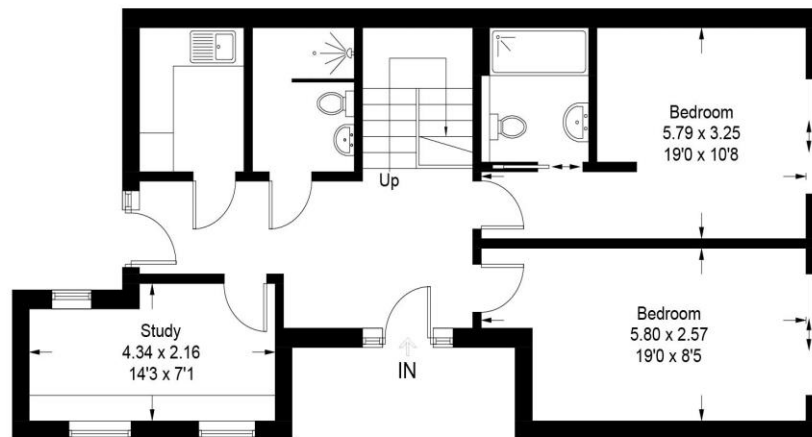




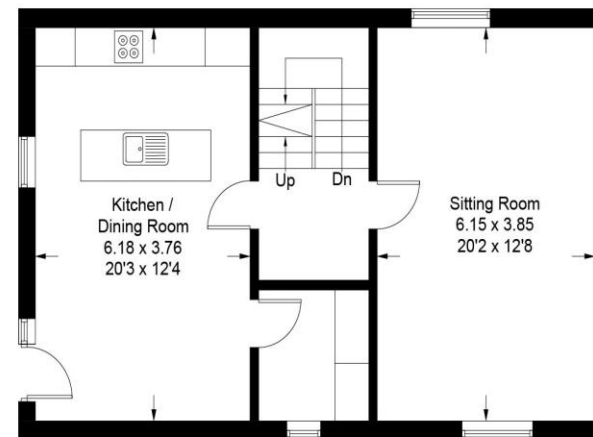
Approximate Gross Internal Area = 192.1 sq m / 2068 sq ft



Second Floor



Ground Floor



First 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. (ID911817)
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