



Scottwood 30 Harrowlands Park, Dorking, Surrey, RH4 2RA

Price Guide £850,000



- DETACHED FAMILY HOME
- FAR REACHING VIEWS
- TWO RECEPTION ROOMS
- CONSERVATORY AND UTILITY ROOM
- DOUBLE GARAGE AND DRIVEWAY PARKING
- FOUR BEDROOMS
- NO ONWARD CHAIN
- KITCHEN/BREAKFAST ROOM
- MASTER BEDROOM WITH ENSUITE
- CLOSE TO A NUMBER OF GOOD SCHOOLS

## Description

Nestled in the desirable Harrowlands Park area of Dorking, this impressive, detached family home occupies a superb position close to Dorking town centre. Providing spacious and adaptable accommodation arranged over two floors with stunning far-reaching views of the surrounding countryside, making it an ideal retreat for families seeking both space and tranquillity.

Upon entering, the ground floor features two formal reception rooms, perfect for entertaining guests or enjoying family time. The kitchen breakfast room is a delightful space that overlooks the beautifully landscaped gardens, allowing you to enjoy the picturesque views towards Ranmore in the distance while you dine. There is also the added benefit of a conservatory, separate utility room with access to the integral garage and a ground floor cloakroom.

The property comprises four well-proportioned bedrooms, providing ample space for family living. The master bedroom (15'1 x 10'5) includes numerous built in cupboards and an ensuite shower room.

Set within a peaceful cul-de-sac, the home enjoys a generous frontage with driveway parking for various vehicles, complemented by a double garage for additional parking and storage needs.

The rear garden is a standout feature, offering a large patio area ideal for alfresco dining, a formal lawn for children to play, and a charming summer house that can serve as a quiet retreat or a play area. Additionally, a brick-built shed provides practical storage solutions.

This property is being sold with no onward chain, making it an excellent opportunity for those looking to move swiftly into their new home. With its versatile accommodation and beautiful outdoor spaces, this house is a must-see for families seeking a welcoming and spacious environment in a sought-after location.



## Situation

Situation in Harrowlands Park, a highly regarded development just South of the town centre and within a short walk of the 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 benefits from a vast selection of primary and secondary schools including St Pauls and The Ashcombe.

Dorking is situated in an area of outstanding natural beauty, offering 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.

**Tenure**

Freehold

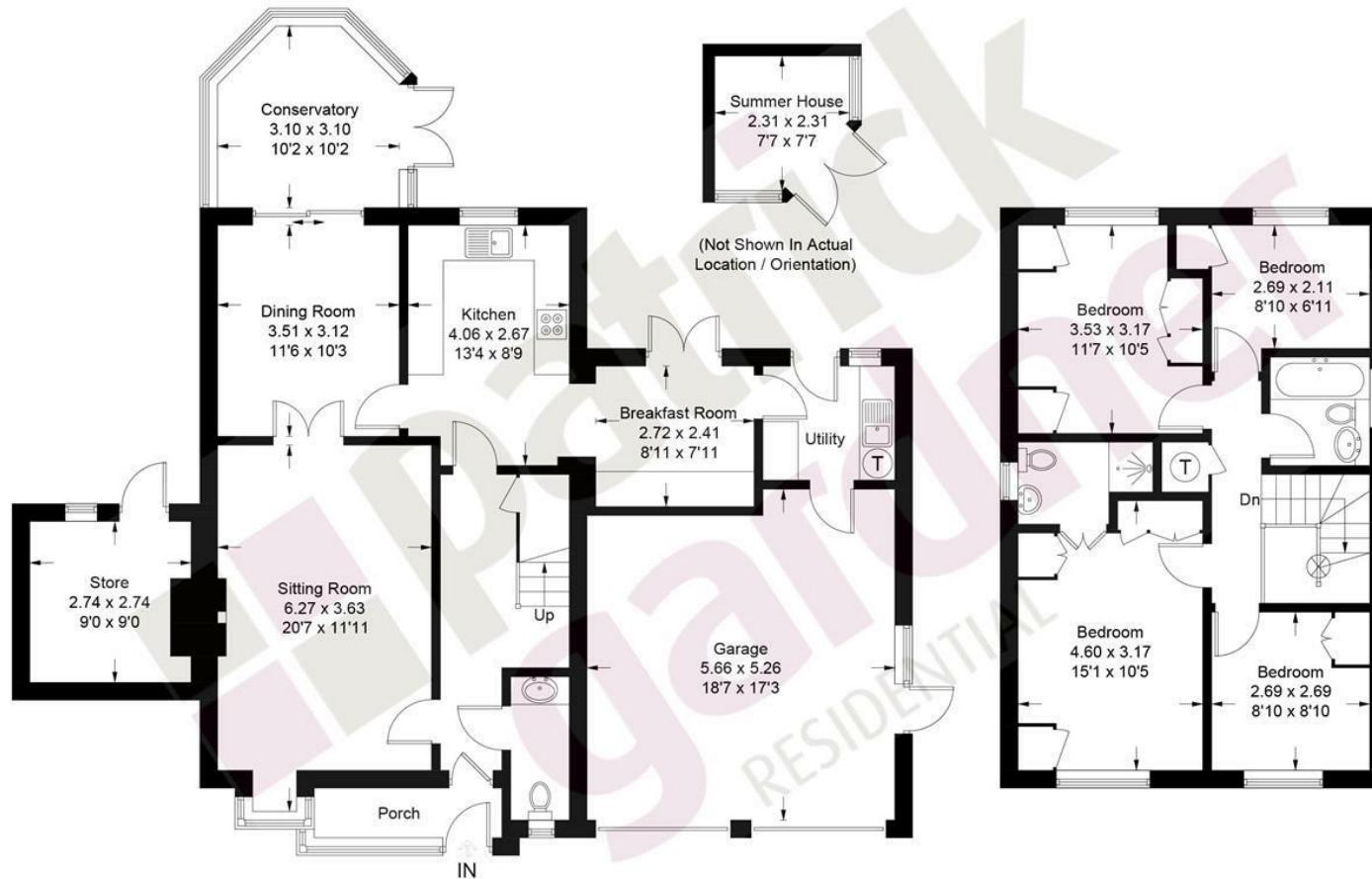
**EPC**

D

**Council Tax Band**

G

Approximate Gross Internal Area = 170.3 sq m / 1833 sq ft  
 (Including Garage)  
 Summer House / External Store = 12.3 sq m / 132 sq ft  
 Total = 182.6 sq m / 1965 sq ft



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