



Ashcombe Road, Dorking, Surrey, RH4 1NA

Guide Price £875,000



- FOUR BEDROOM FAMILY HOME
- PRIME LOCATION
- RAISED PATIO AREA
- ASHCOMBE SCHOOL CATCHMENT
- DRIVEWAY PARKING AND GARAGE
- TWO FORMAL RECEPTION ROOMS
- FURTHER POTENTIAL TO EXTEND STPP
- FAR REACHING VIEWS
- CLOSE TO MAINLINE STATIONS
- LANDSCAPED SOUTH/EAST FACING GARDEN

Description

This attractive and extended four-bedroom, link-detached family home is located in one of Dorking's most desirable residential roads. Situated within a short distance of both Dorking Town Centre, Ashcombe School and Dorking train stations, the property offers flexible and spacious accommodation arranged over two floors.

The ground floor accommodation comprises of a spacious entrance hall providing access to all principal rooms, including a WC. The kitchen is situated to the front of the property and enjoys direct access into a useful covered area with access beyond to the garage and rear garden. To the rear of the property two formal reception rooms enjoy views of the rear garden. The ground floor fourth bedroom provides an adaptable space to suit individual needs.

The first floor consists of three generous bedrooms that enjoy varying aspects, service by a family bathroom. The spacious master bedroom is dual aspect and benefits from built in wardrobes.

Externally the property is set back from the road and occupies a generous plot. To the front is driveway parking and a garage. The south/east facing garden is a particular feature of the home with a raised patio area providing a great place to entertain. There is also a formal lawn surrounded by mature shrubs and a vegetable patch to the rear.



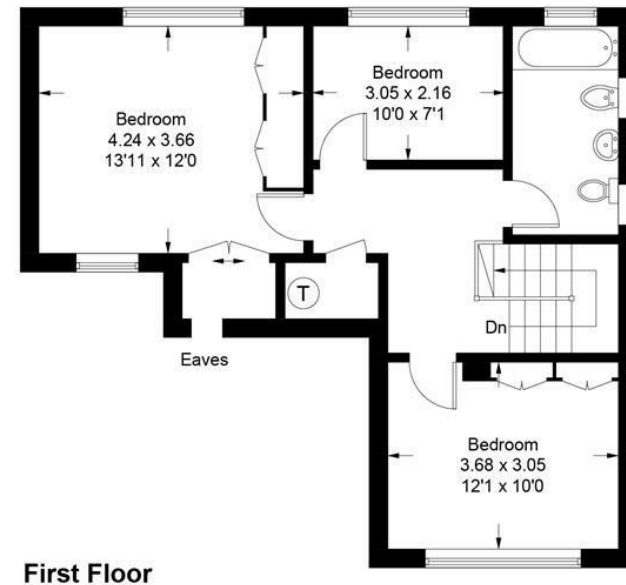
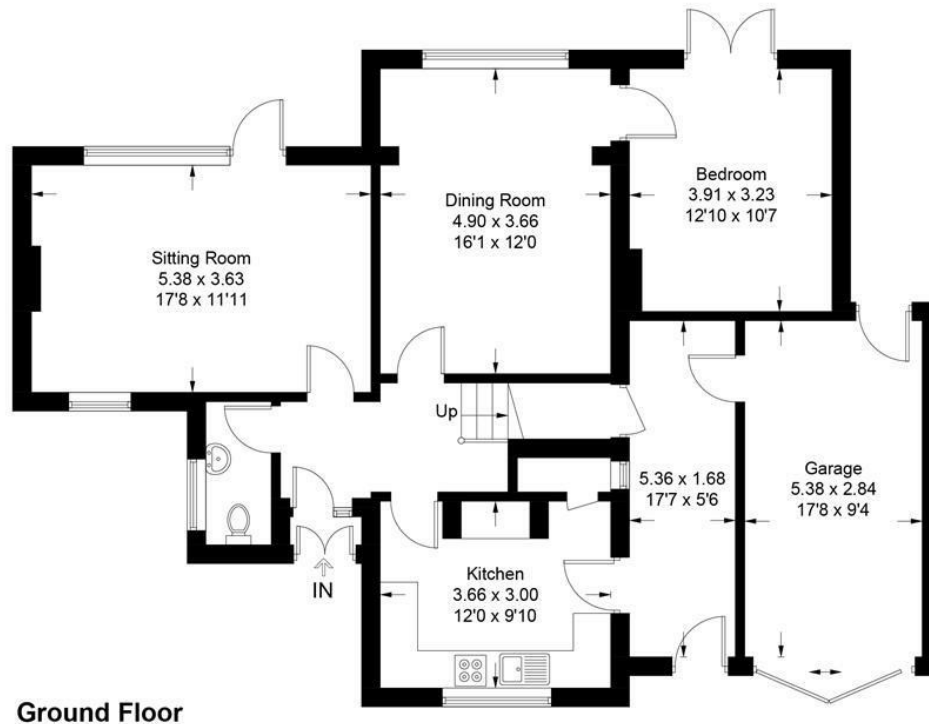
Situation

Ashcombe Road offers a most convenient position allowing comfortable access to the town as well as the renowned Ashcombe School. All three of Dorking's Stations are within 0.75 of a mile and provide regular services to London, the south, east & west. The town offers a fine selection of facilities including 5 supermarkets, an array of local and national shops which include Marks & Spencer, Fatface, Robert Dyas and Starbucks and Costa Coffee to mention just a few. The Dorking Halls, which includes a cinema, theatre and the adjacent sports centre provides a great selection for those looking for entertainment and other leisure pursuits. There is a great selection of well regarded primary and secondary schools.

The immediate area provides some of the county's finest walking, running, cycling and riding countryside as highlighted in the 2012 Olympics and the 2013 Tour of Britain cycling events including Box Hill, Ranmore, Leith Hill and the Surrey Hills. Denbies, the country's largest vineyard, is just to the north of the town. The M25 can be accessed at Leatherhead and Reigate, respectively junctions 8 or 9.

Tenure	Freehold
EPC	D
Council Tax Band	F

Approximate Gross Internal Area = 161.6 sq m / 1739 sq ft
(Including Garage)



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. (ID1218421)
www.bagshawandhardy.com © 2025

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

