



35 Sondes Place Drive, Dorking, RH4 3ED

Price Guide £1,350,000



- ATTRACTIVE DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- MODERN FAMILY BATHROOM
- DETACHED DOUBLE GARAGE
- LANDSCAPED GROUNDS APPROACHING 0.25 ACRES
- SUPERB LOCATION
- FIVE BEDROOMS
- TWO ENSUITE BEDROOMS
- STUDY/BEDROOM FIVE
- GATED DRIVEWAY

Description

Nestled in the highly desirable Sondes Place Drive in Dorking, this substantial detached family home offers an exceptional living experience in a prime location. Sondes Place Drive is a sought-after, residential road conveniently located just a short walk from Dorking Town Centre, making it ideal for those who appreciate accessibility. Further benefits include a generous 0.25-acre plot, a beautifully landscaped garden, gated driveway and detached double garage, both ensuring ample parking and security.

Internally, this attractive home offers spacious and bright accommodation designed for modern family living, with a large kitchen breakfast room and three further reception rooms that provide versatile spaces for relaxation and entertainment. The generous double aspect lounge is a standout feature, with doors leading to the rear garden, and the kitchen and separate dining room are also situated at the rear of the house, offering delightful views over the garden.

This home comprises five bedrooms, each with varying aspects. The master bedroom includes an ensuite bathroom, while another bedroom also benefits from its own ensuite. A modern family bathroom serves the remaining bedrooms, ensuring comfort and convenience for all.

This superb family home benefits from the surrounding countryside and mainline train stations all within easy reach. It is an ideal choice for families seeking a blend of comfort, style, and convenience in a picturesque setting.



Situation

Situated within half a mile of Dorking town centre with its excellent range of shops and restaurants which includes Waitrose and Marks & Spencer, Waterstones and WH Smiths along with a number of coffee shops and Michelin Star restaurant Sorrell run by chef Alex Payne 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 at all levels with Powell Corderoy, St Martin's, St Joseph's, St Paul's, The Ashcombe and The Priory 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.

Tenure

Freehold

EPC

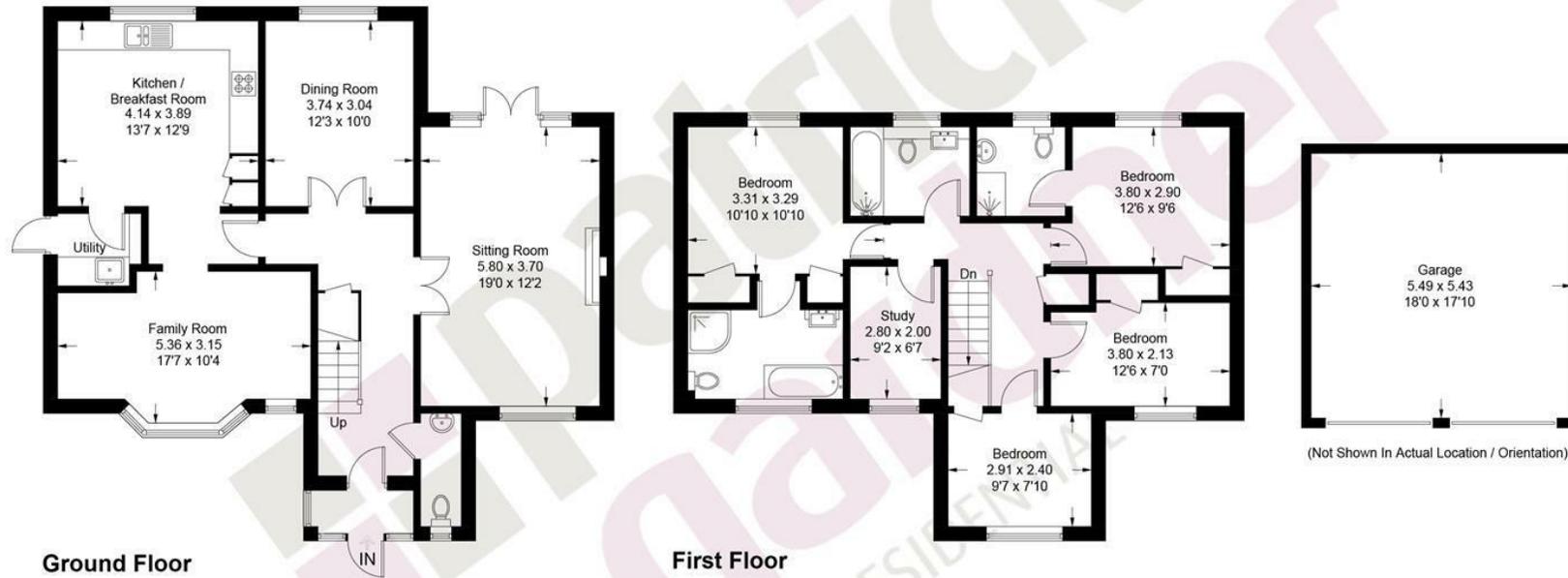
D

Council Tax Band

G

C

Approximate Gross Internal Area = 163.0 sq m / 1755 sq ft
Garage = 30.0 sq m / 323 sq ft
Total = 193 sq m / 2078 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. (ID1246018)

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