



The Ridgeways Ridgeway Drive, Dorking, Surrey, RH4 3AN

Price Guide £980,000



- FOUR BEDROOM DETACHED HOME
- BEAUTIFULLY PRESENTED
- LARGE LIVING ROOM
- WRAP AROUND GARDEN
- CLOSE TO DORKING TENNIS CLUB
- RECENTLY REFURBISHED
- KITCHEN/DINING ROOM
- ADAPTABLE ACCOMMODATION
- DRIVEWAY PARKING
- NO ONWARD CHAIN

## Description

Nestled in the highly desirable Ridgeway Drive, Dorking, this beautifully presented and deceptively spacious four-bedroom detached home is a true gem. Recently updated, the property occupies a superb position within a private cul-de-sac, ensuring both tranquillity and convenience. Just a stone's throw away from Dorking town centre and the local tennis club, this residence is perfectly situated for those who appreciate both leisure and accessibility.

The spacious and adaptable accommodation is thoughtfully arranged over two floors, providing ample room for family living or entertaining guests. With two inviting reception rooms, there is plenty of space to relax or host gatherings. The property boasts two well-appointed bathrooms, ensuring comfort and privacy for all residents.

Externally, the home is surrounded by a delightful wrap-around garden, featuring a harmonious blend of formal lawns, charming patios, and inviting courtyards. This outdoor space is perfect for enjoying sunny days or hosting barbecues with friends and family. Additionally, a brick-built workshop offers versatile options for those with creative pursuits or practical needs.

For added convenience, driveway parking is available, along with rear access to the property. This home is offered to the market with no onward chain, making it an ideal choice for those looking to move swiftly into their new abode. With its prime location and exceptional features, this property is not to be missed.

## Situation

Ridgeway Drive is situated within easy reach of Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants, Coffee shops and Michelin Star restaurant Sorrel run by chef Steve Drake. There are also a number of popular gastro 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 in Dorking, with the property located within close proximity to St Paul's and Powell Corderoy (primary provision) as well as The Ashcombe and The Priory (secondary provision). Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes). There are two further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond.

**Tenure**

**EPC**

**Council Tax Band**

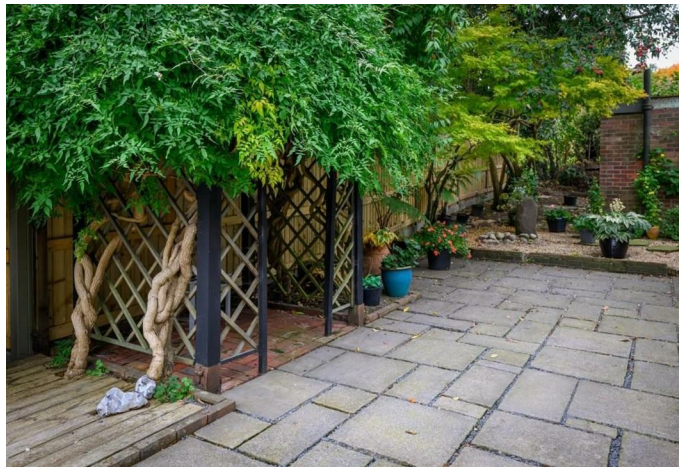
**Private Road Charge**

Freehold

D

G

Approx £80 Per Annum



## Ridgeway Drive, RH4

Approximate Gross Internal Area = 148.1 sq m / 1,594 sq ft  
Workshop = 8.9 sq m / 96 sq ft  
Total = 157.0 sq m / 1,690 sq ft  
(Excluding Eaves)



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 any decisions reliant upon them. (ID1227347)

171 High Street, Dorking, Surrey, RH4 1AD  
**Tel:** 01306 877775 **Email:** [dorking@patrickgardner.com](mailto:dorking@patrickgardner.com)  
[www.patrickgardner.com](http://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.

