



Estovers, Cotmandene, Dorking, Surrey, RH4 2BL

£1,395,000 Freehold

- Superbly Located Family Home
- Quiet Town Centre Location Overlooking Cotmandene
- Views to Ranmore
- Mostly Walled Front & Rear Gardens
- Well Presented Throughout
- Drawing Room, Dining Room, Study
- Kitchen/Breakfast Room, Utility Room, WC

- Master Bedroom Suite Including Bathroom & Dressing Room
- Four Further Bedrooms, Family Bathroom
- Integral Garage, Gated Driveway with Parking for 4-5 Cars
- Delightful Gardens to the Front & Rear
- Possible Scope to Extend, Subject to Consents
- EPC Rating E & Council Tax Band G



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Estovers

This spacious 5 bedroom family home, built in the former vegetable garden of Deepdene House and overlooking Cotmandene, is situated just 5 minutes walk from the heart of the town.

The property has been extended over the years but may still offer the opportunity for further extension, subject to any necessary consents. According to the Mole Valley District Council website the property sits outside of the conservation area, although the front garden wall appears to be included.

This well presented property offers a stunning and very rare opportunity to create a unique family home in this most desirable location.

The front door, accessed via a covered entrance porch, opens in to a spacious reception hall with various coats and storage cupboards, a cloakroom, a further door to the front and a door to the integral garage.

The drawing room is a lovely double aspect room with a bay window to the front affording views across Cotmandene and double french doors lead to the rear terrace and mature garden. Sliding doors lead to the dining room, which can also be accessed from the hall, with wood block flooring and a bay window. There is also a good sized study. The kitchen/breakfast room is fully fitted with a walk in larder, a door to the terrace & garden and an adjacent utility room.

On the first floor there is a spacious galleried landing enjoying views over Cotmandene to Ranmore & St Martin's Church spire, which outlook is enjoyed by all the first floor windows to the front. There is also a large airing cupboard and access to the spacious loft via a drop down ladder.

The master bedroom suite comprises a double bedroom with built in wardrobes, a dressing room with further wardrobes and an ensuite bathroom. There are 4 further bedrooms, 3 of which have built in wardrobes, and a family bathroom.

The property is approached via wrought iron gates set in the feature wall and the driveway provides parking for 4-5 cars. The integral garage has a remote controlled garage door and has a useful side storage area.

The delightful gardens are mostly laid to lawn with flower and shrub borders, 2 terraces at the rear, a tucked away area of natural garden and a mature yew tree with a hidden 'play' area under its branches.





Situation

Estovers, set behind a stunning brick wall, occupies a commanding position overlooking Cotmandene, where cricket was played as early as the 1770's, in this most convenient yet tucked away town centre location.

Dorking offers a well regarded selection of national and local shops with Waitrose, Marks & Spencer, Waterstones, Cook and Fullers, for country pursuits, along with a varied selection of restaurants including Sorrell, run by the former Michelin starred chef Steve Drake, Cote, Cafe Rouge and the recently refurbished and historic White Horse Hotel.



Dorking has a very well regarded selection of schools with St Pauls and Powell Corderoy, Dorking's oldest school, amongst the choice of primary schools and the Ashcombe & Priory schools for secondary and sixth form education.

The Dorking Halls is a venue for a variety of live and filmed events, and also includes a cinema, and has an adjacent sports centre.

The immediate area offers some of the county's finest walking, riding and cycling countryside with Box Hill, as seen in the 2012 Olympics, Ranmore, Leith Hill, Polesden Lacey and the Surrey Hills all close at hand.

Denbies, the UK's largest and award winning vineyard, is just to the north of the town and offers shopping, tours and dining opportunities, as well as being home to the Surrey Hills Brewery.

Dorking has 3 stations for services North to London, South to Horsham and the South Coast, East to Reigate, Redhill & Gatwick and West to Guildford and beyond.

The M25 can be accessed at junctions 8 & 9, Reigate & Leatherhead providing links to the general motorway network.

Directions

Cotmandene sits in the heart of the town and yet is tucked away and can be accessed via Moores Road, just at the beginning of the High Street at the cockerel end of the town.

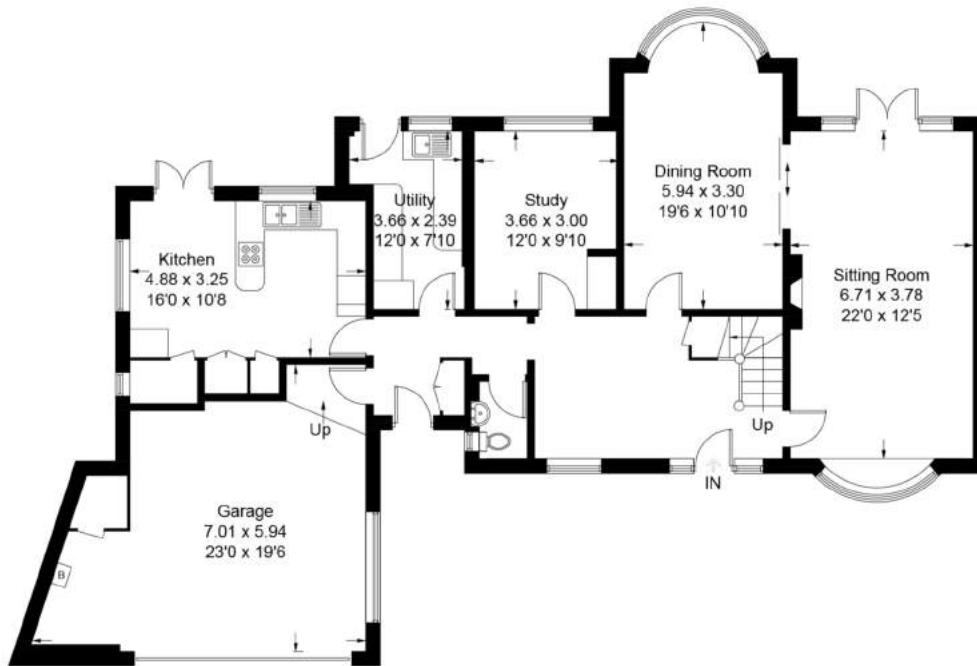
Viewing strictly by appointment only







Approximate Gross Internal Area = 249.2 sq m / 2682 sq ft
(Including Garage)



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. (ID438715)