



Richmond House 5 Falkland Grove, Dorking, Surrey, RH4 3DL

Asking Price £1,395,000



- Highly Attractive Victorian Residence
- 3,761 sq. ft. Over Four Floors plus Garaging
- Impressive Reception Room
- Five Double Bedrooms
- Original Features
- Superb location Close to Dorking Town centre
- Beautifully Presented
- Open Plan Kitchen/Dining/Family room
- Secluded East Facing Garden
- Detached Garage and Driveway Parking

Description

Richmond House is a truly impressive five-bedroom Victorian home that enjoys a prominent position overlooking the Nower and only a short distance from Dorking Town Centre.

Providing extensive accommodation of 3606 sq. ft. plus garaging, and arranged over four floors, the property enjoys far-reaching views across Dorking to Box Hill in the distance. Believed to date back to 1864, many original features have been retained throughout including impressive high ceilings with molded cornices, sash windows and feature fireplaces.

Accommodation includes an inviting entrance hall providing access to all principal rooms. A beautiful open-plan reception room with impressive dimensions (34'8 x 27'6) enjoys double aspect views to both the front and rear gardens and includes two open fireplaces. To the rear of the property is another impressive reception room currently arranged as a study/library with ample built-in storage and treble aspect views. A bright conservatory and a large cloakroom complete the ground floor accommodation. Stairs lead down to the open-plan kitchen/family/dining room which is a real feature of the home providing an adaptable space and an ideal area to entertain. The kitchen includes a selection of base units with matching eye-level cupboards, a large central island and integrated appliances. There is also a useful utility room, storeroom and direct access via double doors to the rear garden.

From the ground floor an elegant staircase leads to the first-floor landing where two beautifully appointed bedrooms can be found. The master bedroom is to the front and includes built-in wardrobes, a feature bay window and ensuite bathroom with roll top bath. Bedroom two is serviced by a family bathroom and separate W.C. The top floor consists of three further double bedrooms enjoying varying aspects, a further shower room and separate W.C.

Externally the impressive south/east facing rear garden is mainly laid to lawn with a selection of mature tree lined borders offering a good degree of privacy. A large terrace provides an ideal area to entertain, complemented by a selection of well stocked flower beds. To the front is driveway parking and a detached garage.

Situation

Situated within a short distance of Dorking town centre with its excellent range of high-street shops including Waitrose and Marks & Spencer, and Waterstones, specialist independent shops, local and national coffee shops, pubs and restaurants (including a Michelin star restaurant.) At the eastern end of the town, there is a cinema, theatre and sports centre with swimming pools, as well as a 24 hour fitness centre. The property is also a short walk to Dorking Tennis and Squash club and Milton Heath and The Nower, a spectacular nature reserve. There is a highly regarded selection of primary and secondary schools within easy reach, and the house is in the catchment area for St Pauls, an outstanding primary school. Private Schools include Reigate Grammar, Box Hill School, St Theresa's and St Johns in Leatherhead all being within easy reach. Direct train services from Dorking to London Victoria or Waterloo (journey time approx. 55 minutes), Guildford, Reigate, Redhill, Gatwick Airport, Reading and beyond. To the north of the town is Denbies Vineyard, England's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks. In the immediate surrounding area is some of the country's finest walking, riding and cycling countryside with Box Hill, Ranmore, Leith Hill and the Surrey Hills all close at hand. Nearby golf courses include Betchworth, Dorking, Effingham, Tyrells Wood and Beaverbrook. Access to Junction 9 of the M25 at Leatherhead is approximately ten minutes' drive from Dorking.

Tenure

Freehold

EPC

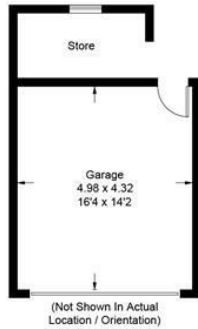
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Council Tax Band

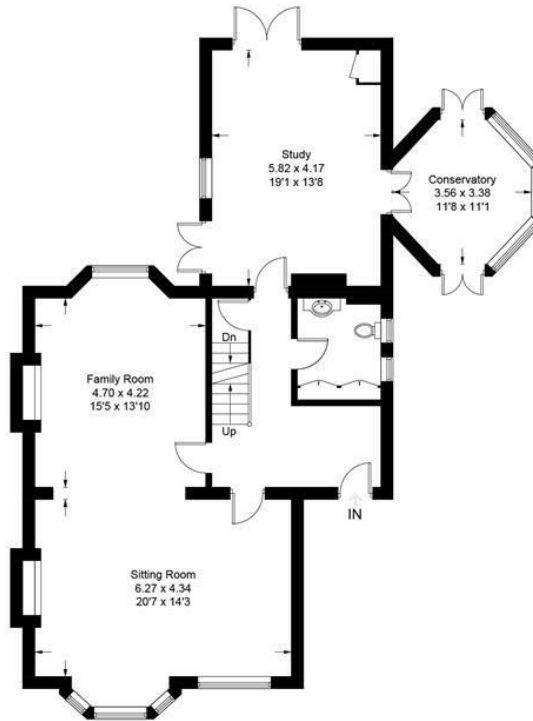
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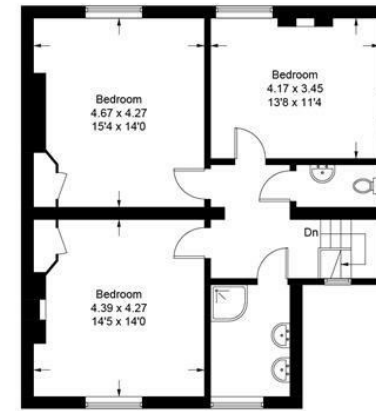
Approximate Gross Internal Area = 335.0 sq m / 3606 sq ft
 Garage = 27.2 sq m / 293 sq ft
 Total = 362.2 sq m / 3899 sq ft



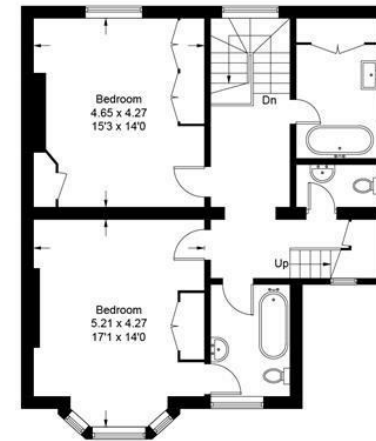
Lower Ground Floor



Ground Floor



Second 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. (ID969743)
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