



33 West Bank, Dorking, Surrey, RH4 3DQ

Price Guide £825,000



- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- SOUTH/WEST FACING GARDEN
- FAR REACHING VIEWS
- DRIVEWAY AND GARAGE
- SUPERB LOCATION
- TWO FORMAL RECEPTION ROOMS
- PRIVATE ROAD
- POTENTIAL TO EXTEND STPP
- NO ONWARD CHAIN

Description

A rare opportunity to purchase this attractive three-bedroom detached family home, situated in a sought-after private road with far-reaching views of the surrounding countryside. Retaining many original features, the property also benefits from a south-west facing garden and offers further potential to extend subject to the relevant consents.

Accommodation briefly comprises of an entrance hall providing access to all principal rooms. The double aspect sitting room (16'7 x 11'2) is a particular feature of the home with views to both the front and rear gardens, a feature fireplace with log burning stove and double doors providing access to the rear terrace. The formal dining room (12'1 x 12'0) is bright and spacious and provides an adaptable space to suit individual needs. To the rear, with views of the garden and beyond, is the kitchen that includes a selection of base units with matching eye level cupboards, space for the usual white good appliances and a pantry. There is also a ground floor W.C and understairs storage.

An attractive staircase with a full height feature window provides access to the first-floor accommodation where three generous bedrooms and the family bathroom can be found. The master bedroom (19'2 x 11'1) is a bright and spacious room and enjoys double aspect views, with built-in storage, original fireplace surround and an attractive bay window. Two further bedrooms enjoy varying aspects and are serviced by the family bathroom with separate W.C.

Externally and to the front is a pretty front lawn with hedgerow borders, driveway parking and an attached garage. The rear garden is south-west facing and includes an abundance of mature trees and shrubs with an enclosed terrace that benefits from the elevated position. There is also a lawn area and brick-built garden store.

Situation

West Bank is moments from 'The Nower' and 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.

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. In the immediate surrounding area is some of the country's finest walking, riding and cycling countryside with Box Hill, Ranmore, Leith Hill, Headley Heath and the Surrey Hills all close at hand. Nearby Golf courses include Betchworth, Effingham, Tyrells Wood and Beaverbrook.

Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles from Dorking.

Tenure

Freehold

EPC

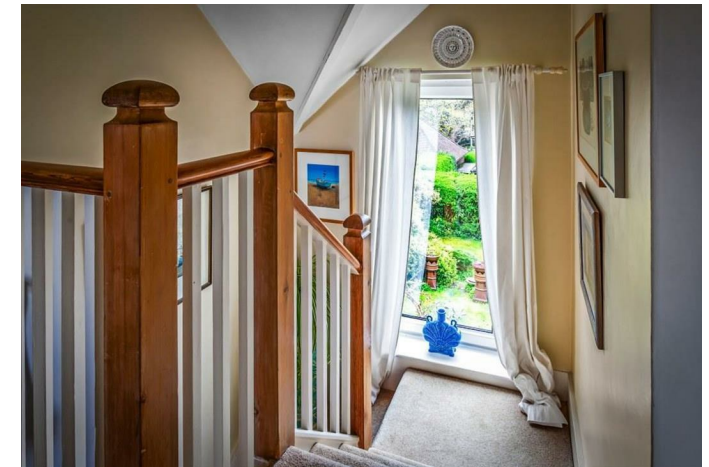
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Council Tax Band

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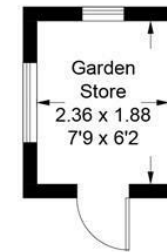
Private Road Charge

£170 Per Annum

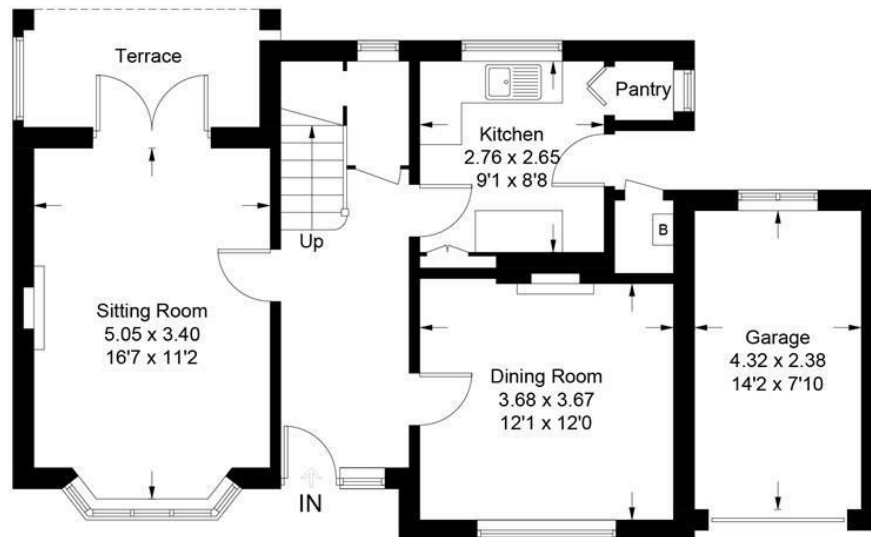


Approximate Gross Internal Area = 107.6 sq m / 1158 sq ft
 Garage / Garden Store = 14.8 sq m / 159 sq ft
 Total = 122.4 sq m / 1317 sq ft

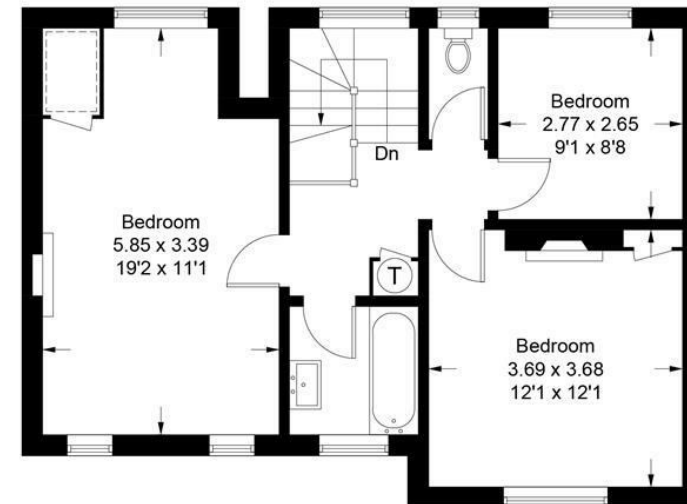
 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



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. (ID1067396)
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171 High Street, Dorking, Surrey, RH4 1AD
 Tel: 01306 877775 Email: dorking@patrickgardner.com
www.patrickgardner.com

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