



Ashes Hollow Cliftonville, Dorking, Surrey, RH4 2JF

Asking Price £725,000





- SEMI DETACHED FAMILY HOME
- CHARACTER PROPERTY WITH PERIOD FEATURES
- KITCHEN/BREAKFAST ROOM
- SOUGHT AFTER LOCATION
- CLOSE TO DORKING TOWN CENTRE
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- GARAGE AND DRIVEWAY PARKING
- FAR REACHING VIEWS
- NO ONWARD CHAIN



## Description

This attractive four-bedroom semi-detached home offers bright and spacious accommodation arranged over three floors. Situated in a popular residential road and only a short distance from Dorking town centre, further benefits include far-reaching views and no onward chain.

Accommodation comprises of an entrance hall providing access to all principle rooms. The formal living room is to the front and enjoys high ceilings with original cornicing, an attractive box bay window and feature fireplace. The formal dining room (14'2 x 12'3) is another spacious room and adaptable to suit individual needs, with two built-in cupboards and views towards the garden. The fully fitted kitchen/breakfast room is to the rear of the property and includes a selection of base units with matching eye level cupboards and various integrated appliances. There is also a separate utility area with space for further white goods, a ground floor W.C and access to the rear courtyard. An easy rising staircase leads to the first-floor landing where three generous size bedrooms can be found serviced by a W.C. The master bedroom (13'1 x 12'4) is a superb, spacious room that includes built-in wardrobes and a large sash window with views to the front. Two further bedrooms, both include built in wardrobes and enjoy views of the garden and beyond towards Denbies Vineyard in the distance. The top floor currently consists of a family bathroom and further double bedroom.

Externally and to the front is driveway parking and an attached lower ground-level garage (16'0 x 12'1). The rear garden includes a patio with steps leading to a raised lawn area with various flowerbed borders and an ornamental pond.

## Situation

Cliftonville 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.

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** G

**Council Tax Band** F



 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 132.1 sq m / 1422 sq ft  
Garage = 17.9 sq m / 193 sq ft  
Total = 150 sq m / 1615 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. (ID1053991)  
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