



Midway Ridgeway Road, Dorking, Surrey, RH4 3AP

Price Guide £1,125,000



- FOUR BEDROOM FAMILY HOME
- FURTHER POTENTIAL TO EXTEND STPP
- PRIVATE DRIVEWAY EXTENDING TO APPROX 150 FT
- ORIGINAL FEATURES
- GAS CENTRAL HEATING
- PRIME LOCATION
- TWO FORMAL RECEPTION ROOMS
- SOUTH/WEST FACING GROUNDS OF 0.4 ACRES
- ATTACHED GARAGE
- NO ONWARD CHAIN

## Description

Approached via a long private driveway, this substantial four bedroom detached family home occupies a private south/west facing plot of circa 0.4 acres. Located in a sought-after private road the property provides an opportunity rarely seen in the market today, with further potential to extend subject to the relevant consents.

The accommodation briefly comprises of an entrance hall that provides access to all principal rooms. The formal living room (23'6 x 14'0) is a particular feature of the home with views of both the front and rear gardens, parquet flooring and a feature fireplace. The dining room is another generous space that is adaptable to suit individual needs. The adjacent kitchen includes a selection of base units with matching eye level cupboards and space for the usual white good appliances. There is also a ground floor W.C and an attached garage with double doors.

An easy rising staircase leads to an oversized landing that provides access to four large bedrooms that enjoy varying aspects and built in wardrobes. The master bedroom (16'7 x 15'0) is particularly spacious and enjoys double aspect views. There is also a family bathroom with separate W.C and airing cupboard.

Externally the gravel driveway extends to approx. 150ft with the property set back from the road providing a high degree of privacy. There is also a large front lawn with a selection of mature trees and hedgerow borders. The rear garden is south/west facing and mainly laid to lawn with a full width patio area providing a great place to entertain.



## Situation

Ridgeway Road 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.

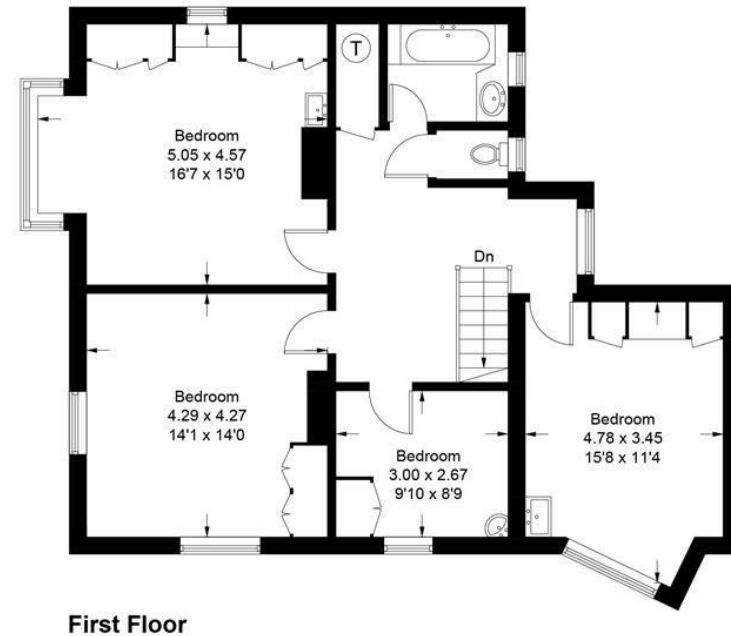
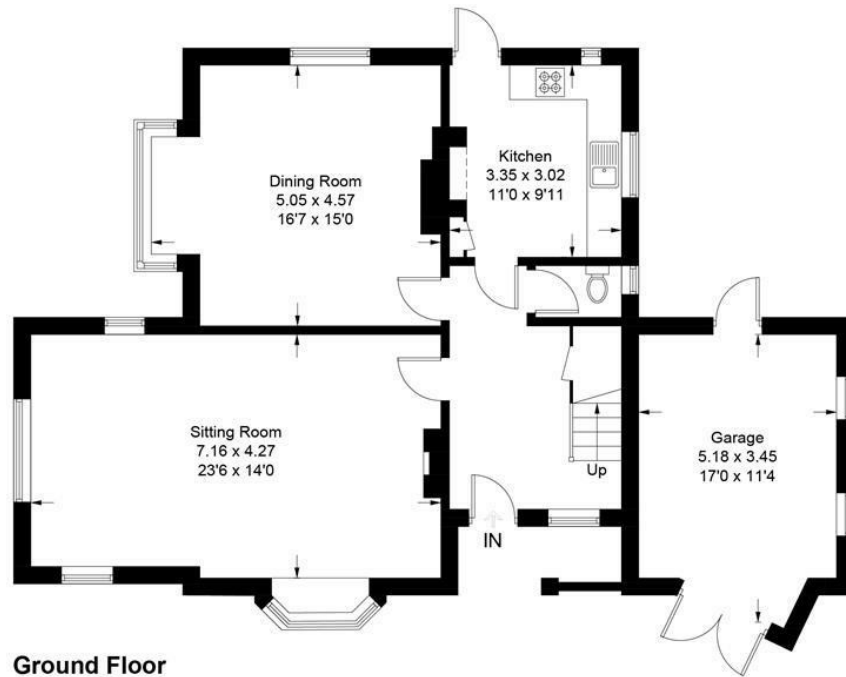
The Dorking Halls, at the eastern end of the town, includes a cinema and a sports centre, as well as a 24-hour fitness centre.

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.

<b>Tenure</b>	Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	G
<b>Private Road Charge</b>	£80 Per Annum T.B.C

Approximate Gross Internal Area = 162.0 sq m / 1744 sq ft  
 Garage = 16.0 sq m / 172 sq ft  
 Total = 178 sq m / 1916 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. (ID1167601)  
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