



20 Deepdene Avenue, Dorking, RH4 1SR

Asking Price £975,000



- DETACHED FAMILY HOME
- TWO FORMAL RECEPTION ROOMS
- UTILITY ROOM
- SOUTH/WEST FACING GARDEN
- DRIVEWAY AND GARAGE
- FOUR DOUBLE BEDROOMS
- KITCHEN/DINING ROOM
- FAR REACHING VIEWS
- CLOSE TO DORKING TOWN CENTRE
- FAMILY BATHROOM AND SEPERATE SHOWER ROOM

Description

This substantial four double bedroom detached home occupies a superb west facing plot only a short walk from Dorking town centre and all local amenities. Providing bright and spacious accommodation arranged over two floors, further benefits include a fabulous kitchen/dining room, two generous reception rooms and driveway parking with attached garage. Accommodation briefly comprises of a large entrance hall that provides access to all principal rooms. The formal sitting room enjoys views to both the front and rear gardens, a feature fireplace and direct access to the rear patio via sliding doors. The original dining room is another superb space, currently used as a home office. The open plan kitchen/dining room (21'3 x 18'10) is a particular feature of the home and enjoys direct access to the rear garden. The modern kitchen is well presented with ample granite work surfaces and a large island unit, providing a great place to entertain. There is also a utility room, ground floor cloakroom and storm porch. The first floor consists of a galleried landing leading to four generous bedrooms, serviced by a family bathroom and separate shower room. Three double bedrooms to the front benefit from far reaching views towards Box Hill in the distance, whilst the fourth overlooks the rear garden and the magnificent Grade II Listed Pippbrook House. Externally the property is approached via a pretty front garden and the sunny rear garden extends to over 85 ft and includes a large lawn and patio area.

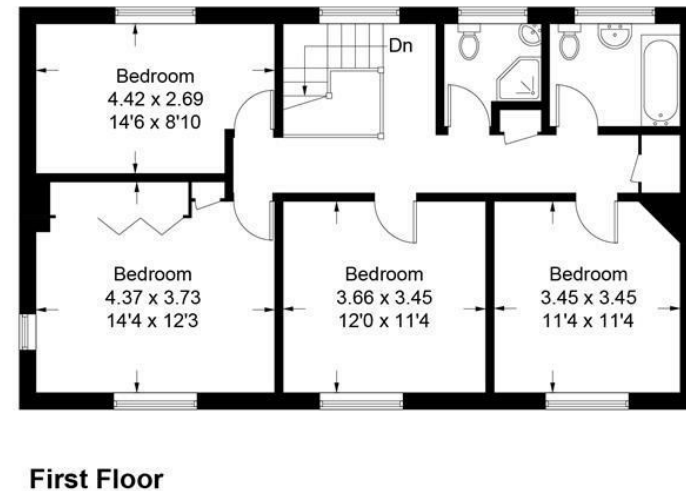
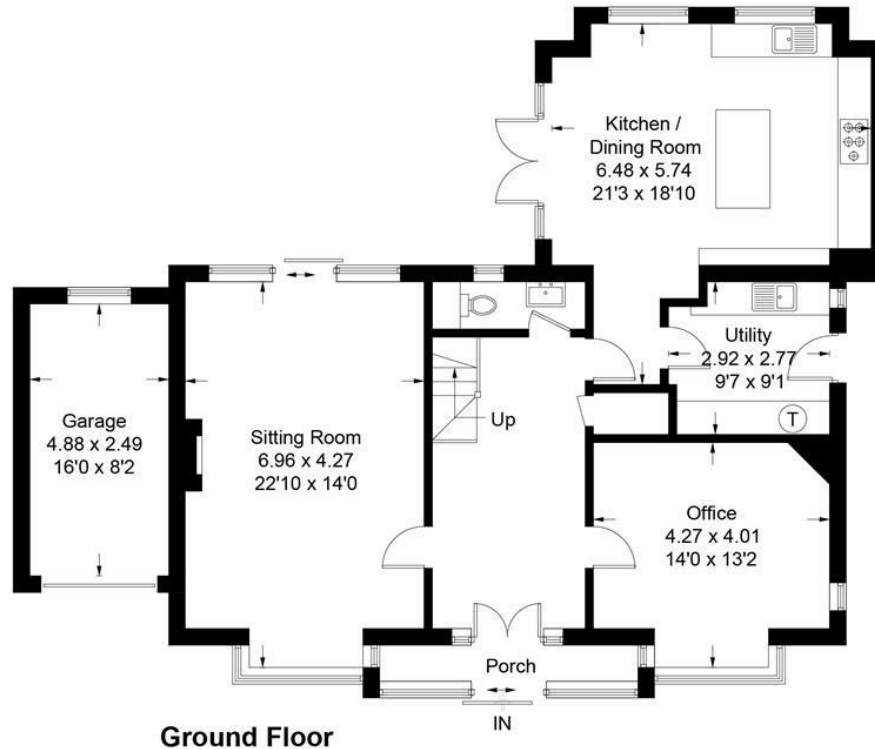
Situation

Moments from Dorking town centre with its excellent range of shops, restaurants and cafes and within easy reach of a highly regarded selection of both primary and secondary schools. Close by are The Dorking Halls with theatre & cinema, a modern and well equipped sports & leisure centre and the delightful Meadowbank Park. Nearby Dorking mainline station offers regular trains to London (journey time approx. 55 minutes) and two further stations provide a west/east service between Reading and Gatwick. Just to the north is award winning Denbies, the UK's largest vineyard, which has tours, restaurants, a shop, brewery and some wonderful walks. Sitting in the valley between Box Hill and Ranmore, Dorking is surrounded by the vast and stunning Surrey Hills AONB (an area of outstanding natural beauty), a dream for both walkers and cyclists.

Tenure	Freehold
EPC	D
Council Tax Band	G



Approximate Gross Internal Area = 183.4 sq m / 1974 sq ft
 Garage = 12.2 sq m / 131 sq ft
 Total = 195.6 sq m / 2105 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. (ID1193441)
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