



33 Nower Road, Dorking, RH4 3BY

Price Guide £800,000





- FOUR BEDROOM FAMILY HOME
- OPEN PLAN KITCHEN/DINING/SITTING ROOM
- WEST FACING GARDEN
- THREE FURTHER DOUBLE BEDROOMS
- DRIVEWAY PARKING
- PRIME RESIDENTIAL LOCATION
- FAMILY ROOM/STUDY
- MASTER BEDROOM WITH ENSUITE
- LOG CABIN
- HIGH SPECIFICATION



## Description

An exciting opportunity to purchase this superbly presented and thoughtfully extended four double bedroom family home, located in a sought-after residential cul-de-sac moments from 'The Nower' and only a short distance from Dorking Town Centre. Presented in superb condition throughout, further benefits include a west-facing garden, large outdoor studio and ample driveway parking. Accommodation briefly comprises of an entrance hall with a useful built-in coat/shoe storage area and ground floor WC. The tastefully presented front reception room offers bespoke built-in furniture and is currently arranged as a large home office, but could be easily adapted to suit individual needs. The open-plan kitchen/dining/family room is a particular feature of this stunning home. The two-tone Shaker style kitchen offers a vast selection of full height and base units with matching eye-level cupboards. There is also a varied selection of integrated appliances, a breakfast bar and separate utility room. The spacious dining area with vaulted ceiling, provides a great place to entertain with direct access to the rear terrace via double doors. The sitting room is a beautifully presented area with a feature log burning stove providing a focal point to this area and engineered oak flooring covers all principle downstairs reception rooms. An easy-rising staircase provides access to the first-floor accommodation where three generous double bedrooms can be found, all enjoying varying aspects. The updated bathroom is again superbly presented with a modern white suite and large walk-in shower. The stylish fourth bedroom is located on the second floor offering a unique space with its own bathroom with free-standing bath and stunning views out towards The Nower. Externally to the front is driveway parking for numerous vehicles along with an electric charging point. To the rear, the west-facing garden is mainly laid to lawn with a full width patio and adjoining veranda sent under a pergola where you can enjoy the sunny aspect. At the bottom of the garden there is a superb home cabin which is currently used as a bedroom, but again could be easily adapted as a home office or gym.



## Situation

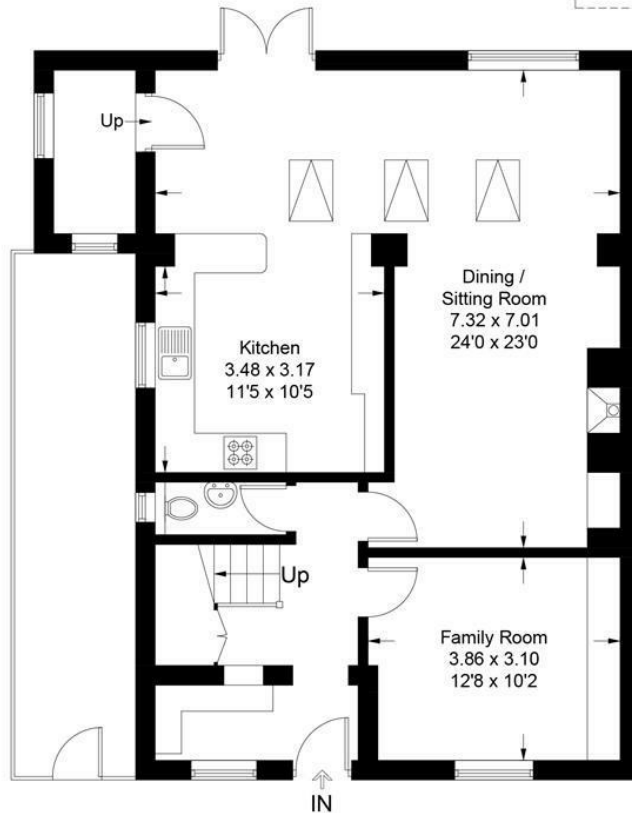
Only a short distance from Dorking Town Centre with its excellent range of shops and restaurants including Waitrose, Marks & Spencer, Waterstones and WH Smiths along with various restaurants, coffee shops and Michelin star restaurant Sorrel, there are also several well-regarded pubs. The Dorking Halls, at the eastern end of the town, include a cinema, theatre and sports centre, as well as a 24-hour fitness centre. There is a highly regarded selection of schools close by to the property including St Paul's, The Priory, The Ashcombe, Powell Corderoy and St Joseph's all within easy reach. 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, providing services to Guildford, Reigate, Gatwick and beyond. To the north of the town is Denbies Vineyard, the UK's largest vineyard, which has tours, restaurants, a shop, a brewery and some wonderful walks.

Tenure	Freehold
EPC	D
Council Tax Band	D

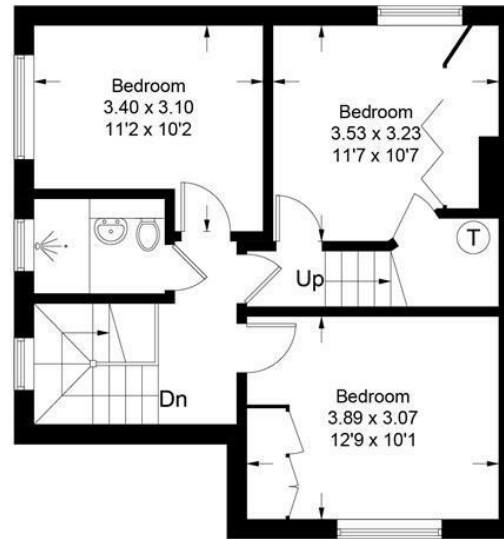
Approximate Gross Internal Area = 148.0 sq m / 1593 sq ft  
 Outbuilding = 14.8 sq m / 159 sq ft  
 Total = 162.8 sq m / 1752 sq ft  
 (Excluding Store)



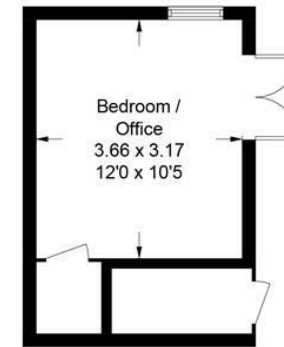
 = Reduced headroom below 1.5m / 5'0



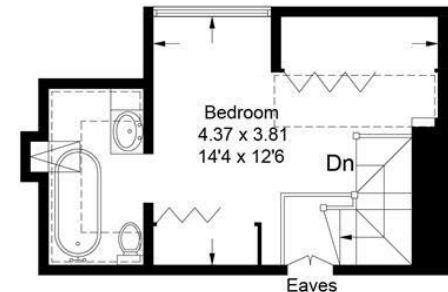
**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)



**Second 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. (ID1166154)

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