



71 Ashcombe Road, Dorking, Surrey, RH4 1LZ

Price Guide £849,950



- SPACIOUS FAMILY HOME
- GENEROUS FRONT AND REAR GARDENS
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM + GROUND FLOOR SHOWER ROOM
- POTENTIAL TO EXTEND STPP
- DRIVEWAY PARKING AND GARAGE
- TWO RECEPTION ROOMS
- FOUR DOUBLE BEDROOMS
- GARDEN STUDIO
- CLOSE TO TOWN CENTRE AND MAIN LINE STATION

Description

Nestled on the desirable Ashcombe Road in Dorking, this attractive four double bedroom family home offers a perfect blend of comfort and convenience. Situated in a prime location, it is just a stone's throw away from the vibrant town centre and mainline stations, making it an ideal choice for commuters and families alike.

As you approach the property, you will be greeted by a large frontage that provides ample driveway parking, along with the added benefit of an attached garage. The interior of the home boasts two formal reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The spacious kitchen/breakfast room is a delightful space, ideal for casual dining and family gatherings.

One of the standout features of this property is the mature private garden, which offers a serene retreat from the hustle and bustle of daily life. Additionally, the garden includes a separate studio, providing a versatile space that could be used for a variety of purposes, such as a home office, art studio, or playroom.

This family home is not only well-appointed but also benefits from its proximity to local amenities, schools, and parks, making it a wonderful place to raise a family. With its charming features and prime location, this property is sure to appeal to those seeking a comfortable and stylish living environment in Dorking.

Situation

Ashcombe Road offers a most convenient position allowing comfortable access to the town as well as the renowned Ashcombe School. All three of Dorking's Stations are within 0.75 of a mile and provide regular services to London, the south, east & west. The town offers a fine selection of facilities including 5 supermarkets, an array of local and national shops which include Marks & Spencer, Fatface, Robert Dyas and Starbucks and Costa Coffee to mention just a few. The Dorking Halls, which includes a cinema, theatre and the adjacent sports centre provides a great selection for those looking for entertainment and other leisure pursuits. There is a great selection of well regarded primary and secondary schools.

The immediate area provides some of the county's finest walking, running, cycling and riding countryside as highlighted in the 2012 Olympics and the 2013 Tour of Britain cycling events including Box Hill, Ranmore, Leith Hill and the Surrey Hills. Denbies, the country's largest vineyard, is just to the north of the town. The M25 can be accessed at Leatherhead and Reigate, respectively junctions 8 or 9.

Tenure

Freehold

EPC

D

Council Tax Band

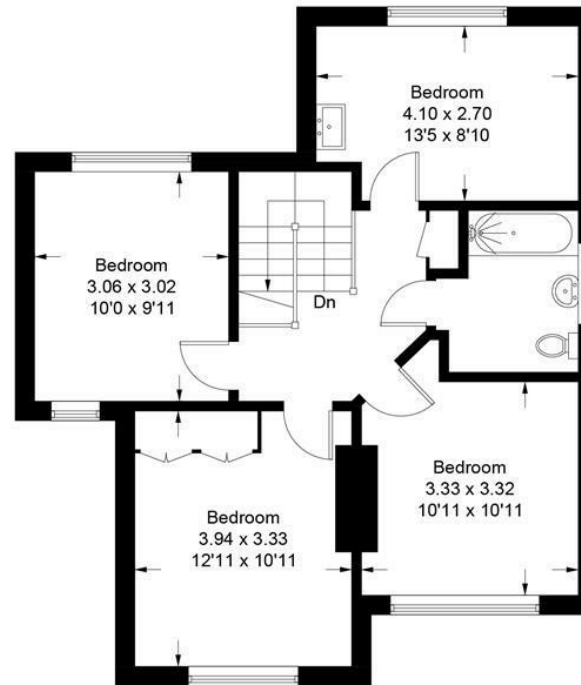
F



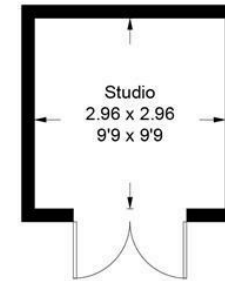
Approximate Gross Internal Area = 126.4 sq m / 1360 sq ft
 Outbuildings = 22.0 sq m / 237 sq ft
 Total = 148.4 sq m / 1597 sq ft



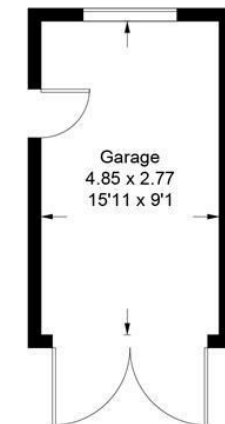
Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

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. (ID1221564)

www.bagshawandhardy.com © 2025

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

