



15 High Meadow Close, Dorking, Surrey, RH4 2LG

Price Guide £1,000,000



- THREE BEDROOM DETACHED HOME
- HIGH SPECIFICATION
- OPEN PLAN KITCHEN/FAMILY/DINING ROOM
- DOUBLE GARAGE AND DRIVEWAY PARKING
- ADAPTABLE ACCOMMODATION
- RECENTLY EXTENDED AND REFURBISHED
- ST PAULS SCHOOL CATCHMENT
- LANDSCAPED GARDENS
- PRIVATE DEVELOPMENT
- RARE OPPORTUNITY

Description

Nestled in the highly sought-after area of High Meadow Close, Dorking, this superb detached bungalow presents an exceptional opportunity for those seeking a blend of comfort and modern living. Recently extended and refurbished to a high specification, the property boasts a magnificent open plan kitchen, dining, family room, perfect for both entertaining and everyday family life.

With three well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, this bungalow offers adaptable accommodation to suit various lifestyles. The additional bathroom and utility room ensures convenience for family and guests alike.

The landscaped gardens surrounding the property provide a tranquil outdoor space, with far reaching views toward Denbies vineyard from the summer house. This delightful home is not only a testament to contemporary design but also offers the charm and warmth of a traditional bungalow.

To the front ample parking is provided for numerous vehicles along with a detached double garage.

High Meadow Close is a peaceful and desirable location, making it perfect for families or those looking to downsize without compromising on quality. This property truly represents a rare find in the Dorking area, combining modern amenities with a serene setting.



Situation

High Meadow Close 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.

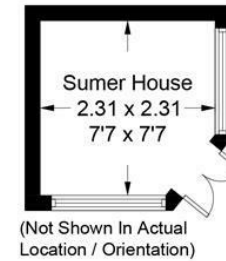
Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles from Dorking.

Tenure	Freehold
EPC	D
Council Tax Band	F

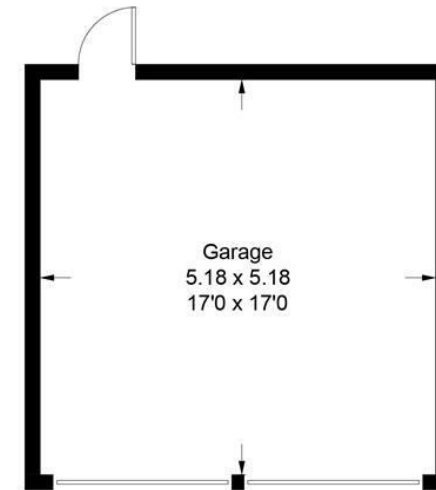
Approximate Gross Internal Area = 124.7 sq m / 1342 sq ft
 Outbuildings = 32.1 sq m / 345 sq ft
 Total = 156.8 sq m / 1687 sq ft



Ground Floor



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

Outbuildings

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. (ID1208387)

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