



Park Copse, Dorking
£3,000,000





“

We never took for granted the sheer sense of tranquility that we felt every time we drove through the gates of Broad Beech. Our family have been spoilt by the adventurous woodland walks & access to the golf club right at our doorstep and all the while having the close proximity of the town and station.

”



This most impressive family home which occupies the most extraordinary location and offers bountiful accommodation over three floors, ample parking for several cars, double garage on a private, well-established plot of approximately 3 acres. This individual home built in the 1920's provides tremendous accommodation discreetly tucked away and approached via a large, gated gravel driveway.

The spacious hallway with hardwood and engineered oak flooring is entered via a covered porch and provides access to all the ground floor accommodation which comprises; Reception hall, dual aspect drawing room with an exquisite feature fireplace, dual aspect dining room, sitting room, kitchen/breakfast room, WC, a utility room with a wealth of storage, office, boiler room/larder and conservatory housing 'Endless' pool room with views over the secluded grounds. A staircase from the hallway takes you to the first-floor accommodation where you are met by 5 impressive double bedrooms.

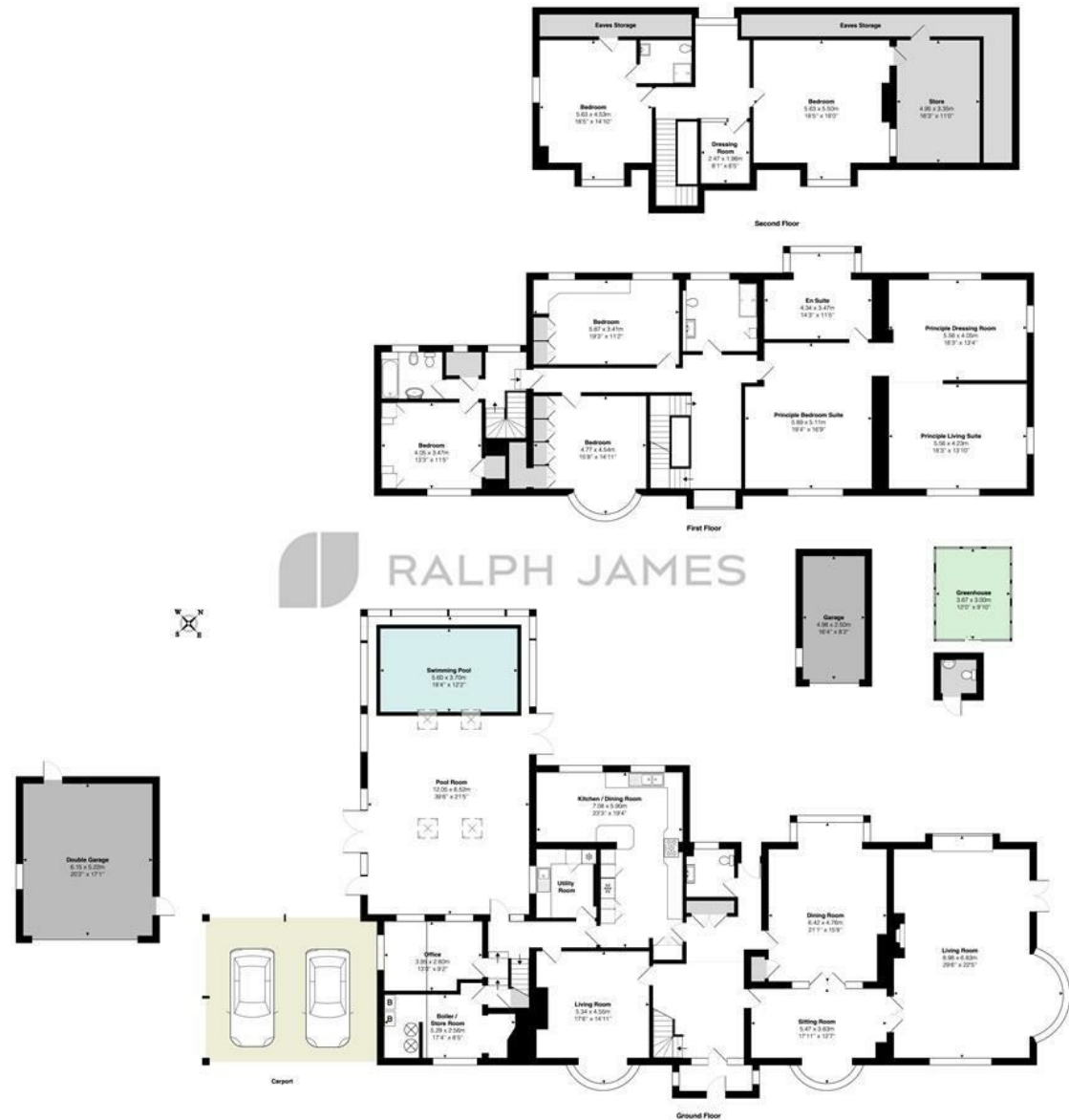
Stairs rise to the third and final floor where a further double bedroom can be found which comprises a large dressing room with extensive fitted wardrobes plus an en-suite bathroom, as well as spectacular views of Brockham and North downs. Across the hall is what the current owners visualized as the principal suite with potential for two dressing rooms and an en-suite.

The grounds are a prime feature to the property, extensive sweeping lawns interspersed with mature shrubs and hedges offering total seclusion. For those into home produce you will be delighted to hear that the property benefits from a vegetable patch. The property features an extensive Various outbuildings including a greenhouse and Eden Project Style Solar dome providing several spots to enjoy in the warmer months. The impressive sweeping style driveway offers parking for several vehicles and features period style street lamps illuminating the drive.



Need to know

- 6 bedroom detached family home
- Located on a highly regarded private road
- Sweeping gravel driveway offering ample parking
- Double garage with double car port
- Underfloor heating in all bathrooms
- Outstanding gardens and grounds on approximately three acres
- Overlooking the established Betchworth Park golf club
- Just over half a mile from Dorking town which offers a range of shopping
- Council Tax Band - D
- EPC Rating - D



RALPH JAMES

Interested?

dorking@ralphjames.co.uk
01306 284555

ralphjames.co.uk

Park Copse, Dorking
Total Area: 645.8 m² / 6951.97 (excluding garage, greenhouse, double garage, carport)
CONSTRUCTION OVERVIEW ONLY

While every attempt has been made to ensure the accuracy of the floor plan shown, all measurements are approximate. Please measure. Weigh and area your own floor plan and an independent professional for building contracts only and use for 12 weeks. No responsibility is taken for any error omission. This document is not for use as a contract.

The above agreement applies to both RALPH JAMES LIMITED and the Company or individual preparing the floor plan.
© Ralph James Limited 2018
All 5th March 2018 (17) (see adjoining format)

