



DARVIN COURT, DORKING

YOUR PERFECT MORNING ROUTINE STARTS WITH COFFEE ON YOUR ROOF TERRACE, OVERLOOKING 1.5 ACRES OF LANDSCAPED GARDENS AND ACROSS TO OPEN FIELDS. ALL FROM YOUR IMMACULATE 5 BEDROOM FAMILY HOME. EMBRACE LUXURY VILLAGE LIFE IN SUPERB STYLE AND WITH SO MUCH SPACE.

PROPERTY FEATURES

HOUSE

- SPACIOUS FIVE-BEDROOM HOME WITH MODERN LUXURY AND THOUGHTFUL DESIGN.
- GRAND ENTRANCE HALL WITH BESPOKE SOLID OAK STAIRCASE AND FLOORING.
- BRIGHT & OPEN LIVING AREAS
- FIVE DOUBLE BEDROOMS WITH BUILT-IN WARDROBES
- SUBSTANTIAL OUTBUILDING WITH GARAGE/WORKSHOP SPACE AND A FIRST-FLOOR STORAGE AREA



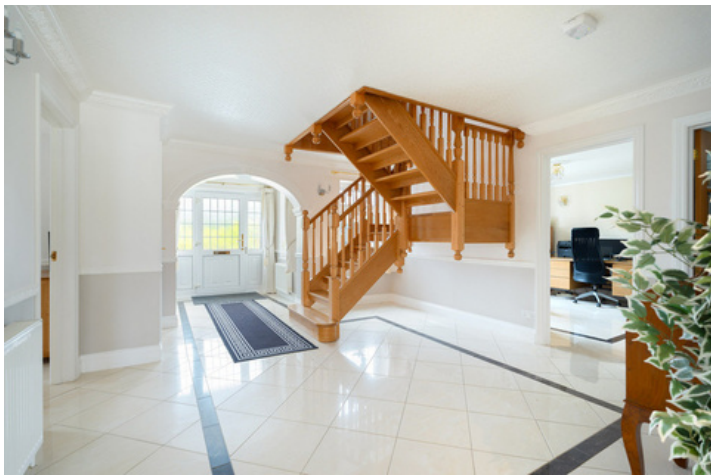
THE AREA

- PEACEFUL RURAL VILLAGE OFFERING QUIET COUNTRY LIVING.
- NEARBY LOCAL AMENITIES
- TRANSPORT & SCHOOLS: OCKLEY TRAIN STATION (UNDER 10 MINUTES BY CAR)
- EXCELLENT SCHOOLS NEARBY
- GOLF COURSE, POLO CLUB, COUNTRY PUBS, AND A CHILDREN'S NURSERY NEARBY.

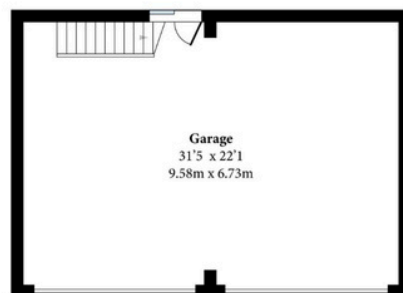
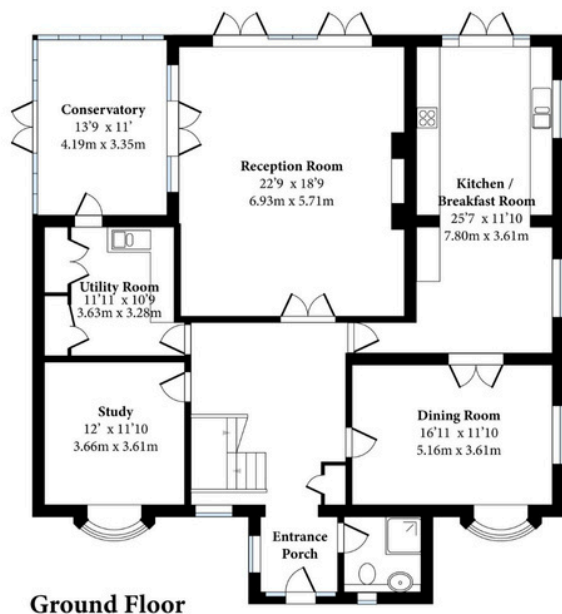
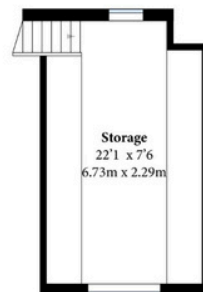
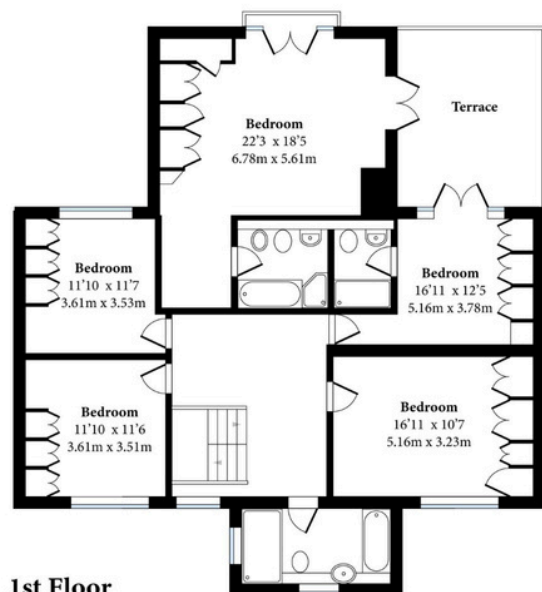
OUTSIDE

- APPROX. 15 ACRES OF LANDSCAPED GARDENS WITH SWEEPING LAWNS.
- TWO PONDS SUPPORTING LOCAL WILDLIFE
- EXPANSIVE ROOF TERRACE WITH STUNNING COUNTRYSIDE VIEWS.
- PRIVATE GATED DRIVEWAY WITH AMPLE PARKING.
- DOUBLE GARAGE WITH MEZZANINE STORAGE



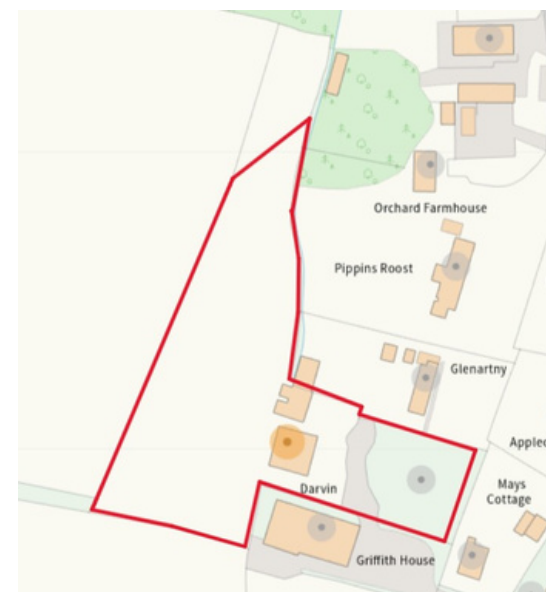


Darvin Court, Walliswood



Approximate Gross Internal Area
 Ground Floor = 1784 sq ft / 165.8 sq m
 First Floor = 1378 sq ft / 128 sq m
 Outbuilding Garage Floor = 697 sq ft / 64.8 sq m
 Outbuilding 1st Floor = 284 sq ft / 26.4 sq m
 Total = 4145 sq ft / 385 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: G

COUNCIL: MOLE VALLEY

SERVICES: MAINS GAS & SEWERAGE

TENURE: FREEHOLD



TO ARRANGE A VIEWING OR FOR MORE
 INFORMATION CALL **REBECCA 07464 043 045.**