



Ranmore Common, Dorking, Surrey





An impressive four bedroom semi-detached house with **exceptional views**, overlooking the Surrey Hills.



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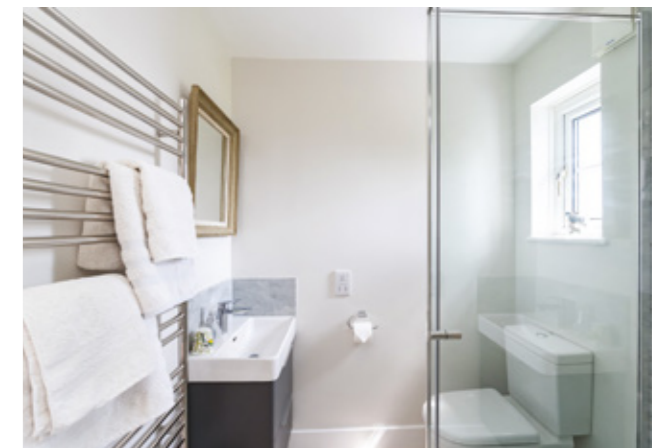
Double

EPC
E

Tenure
Freehold

Local Authority
Mole Valley Council

Council Tax
Band G



Nestled in the Surrey Hills Area, this immaculately presented family home is surrounded by natural beauty and beautiful views. With surreal nature walks on its doorstep, yet in close proximity to the charming market town of Dorking which is renowned for its independent spirit and heritage. This incredible property truly has the best of both worlds, with both rural tranquillity and close vibrant town.

Entrance hall, open plan kitchen/dining/garden room (with two sets of French doors leading out to the rear garden/patio), sitting room, study, utility whilst upstairs is the principal bedroom with en suite, three further bedrooms and family bathroom.

Outside, the south-facing rear gardens with glorious far-reaching views are mainly laid to lawn surrounded by mature hedges, shrubs, trees and include a large pond (surrounded by fence). To the front is a mature hedge, private driveway and detached double garage.

Location

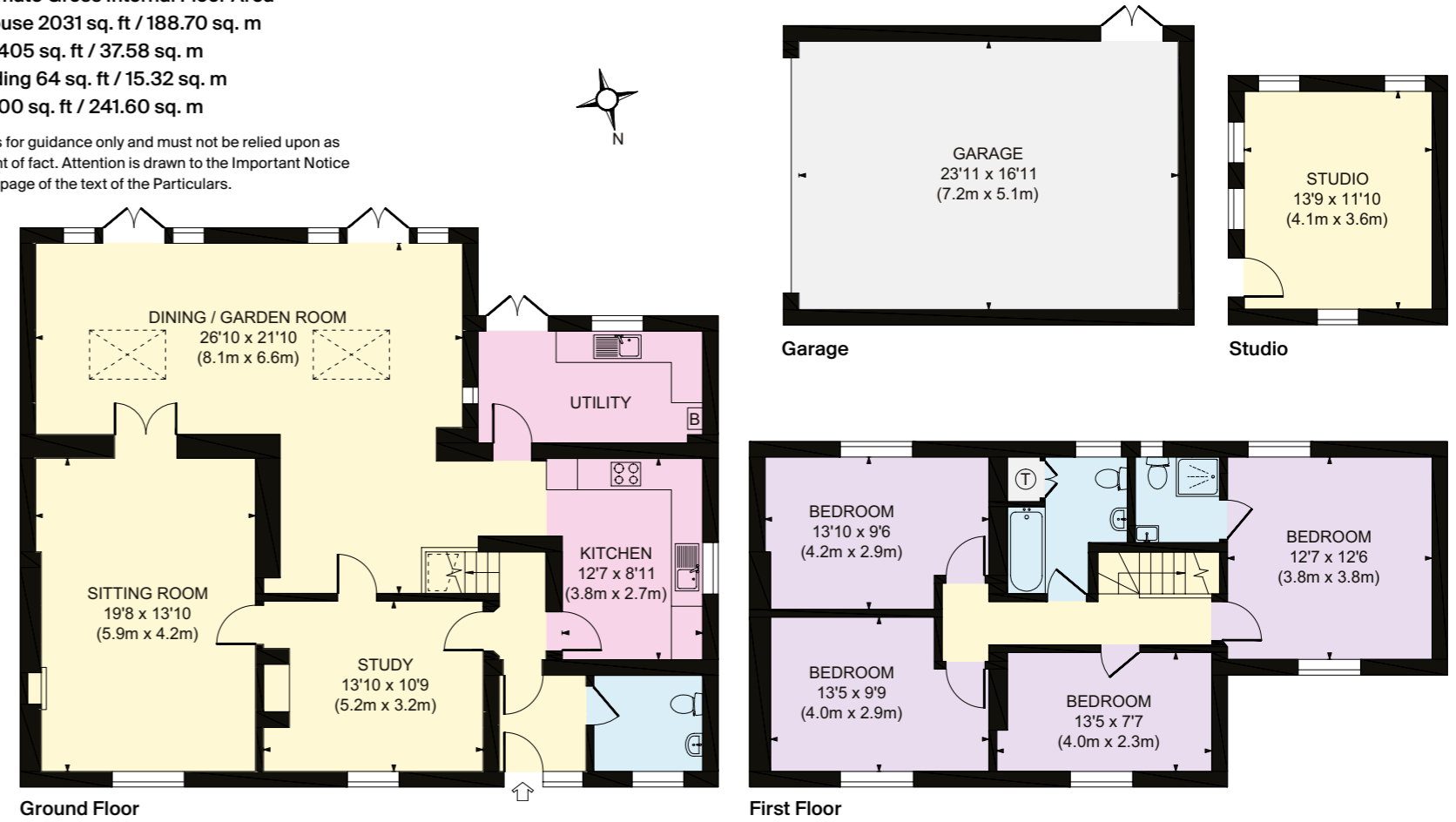
Dorking 2.0 miles, Effingham 4.1 miles, Cobham 8.5 miles, Dorking (Main) Train Station 2.1 miles, Dorking West Train Station 1.3 miles (All distances are approximate)





Approximate Gross Internal Floor Area
 Main House 2031 sq. ft / 188.70 sq. m
 Garage 405 sq. ft / 37.58 sq. m
 Outbuilding 64 sq. ft / 15.32 sq. m
 Total 2600 sq. ft / 241.60 sq. m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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