



Ridgeway Road,

Guide Price £950,000

- NO ONWARD CHAIN
 - FOUR BEDROOMS
 - SITTING ROOM, SNUG/STUDY & CONSERVATORY
 - IMPRESSIVE KITCHEN/BREAKFAST ROOM
 - MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
 - LARGE DRIVEWAY & DOUBLE GARAGE
 - PRETTY REAR LANDSCAPED GARDEN
 - CLOSE TO THE NOWER AND ST PAULS CATCHMENT AREA
 - 2003 SQ FT IN TOTAL
 - CLOSE TO DORKING TENNIS CLUB
- EPC Rating '64'



A well-presented detached, extended four-bedroom house offering versatile living with generous proportions, double garage and pretty rear landscaped garden. Conveniently located on the highly regarded Ridgeway Road, just a short walk from Dorking tennis club, the town centre, excellent schools and stunning open countryside.

As soon as you step through the front door into the hallway, you can see why this has been a happy home for several years. The entrance hallway leads to all key rooms, stairs to the 1st floor, the cloakroom and access to the garage. The 21ft double aspect sitting room is a bright, well-proportioned space with a feature fireplace fitted with a gas fire as well as a separate snug area which provides the perfect spot to take in the lovely garden view. Next is the dining room which is a wonderfully versatile space that could also be used as a kid's playroom or a home office. Fitted with beautifully finished parquet flooring and large windows this space provides plenty of room for a large dining table to entertain friends and family. The real centrepiece to this home is the impressive open plan kitchen/breakfast room which has been designed to be the 'heart of the home' and has been fitted with a substantial range of base and eye level cabinets, complemented by worktops, a full range of integrated appliances and a wine fridge. In addition, there is plenty of space for a small dining table and chairs, which enjoys views out to the garden. Two roof lights flood this space with plenty of natural light with two separate doors providing direct access out to the garden. Finishing off the downstairs accommodation is the conservatory which is a fantastic additional room and can be enjoyed all year round. Tiled flooring creates a clean and practical feel with double doors providing access out to the patio.

From the hallway, stairs lead up to the landing which provides access to all the first-floor accommodation and the loft hatch. The main bedroom is an excellent size with en-suite shower room and plenty of built-in wardrobes and cupboards for all of your storage solutions. Bedroom two is another well-proportioned double with built-in wardrobes and views out to the garden. There are two further bedrooms which are generous singles. Completing the upstairs is the family bathroom fitted with a white three-piece suite including a bath and overhead shower.

Outside

Towards the front of the property there is a substantial private driveway in front of the double garage offering parking for several cars. The north-west facing back garden is yet another wonderful advantage to this home. There is an area of lawn which leads down to a large patio that wraps around the property, providing the ideal space for entertaining in the warmer months. Mature shrubs and trees provide a private and peaceful setting with an inviting array of pretty shrubs and flowers creating colour throughout the changing seasons.

Council Tax & Utilities

This property falls under Council Tax Band G. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTP connection.

Location

Ridgeway Road is located on the outskirts of Dorking town centre. The town offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline, Deepdene and Dorking West railway stations are within a short drive offering a direct service into London in approximately 55 minutes and also to Gatwick airport. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8 offering direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store, excellent sports centre and The Dorking Hall regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe and The Priory at secondary level and St Paul's and St Martin's at primary level. The general area is famous for its outstanding countryside including The Nowers, Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard).

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

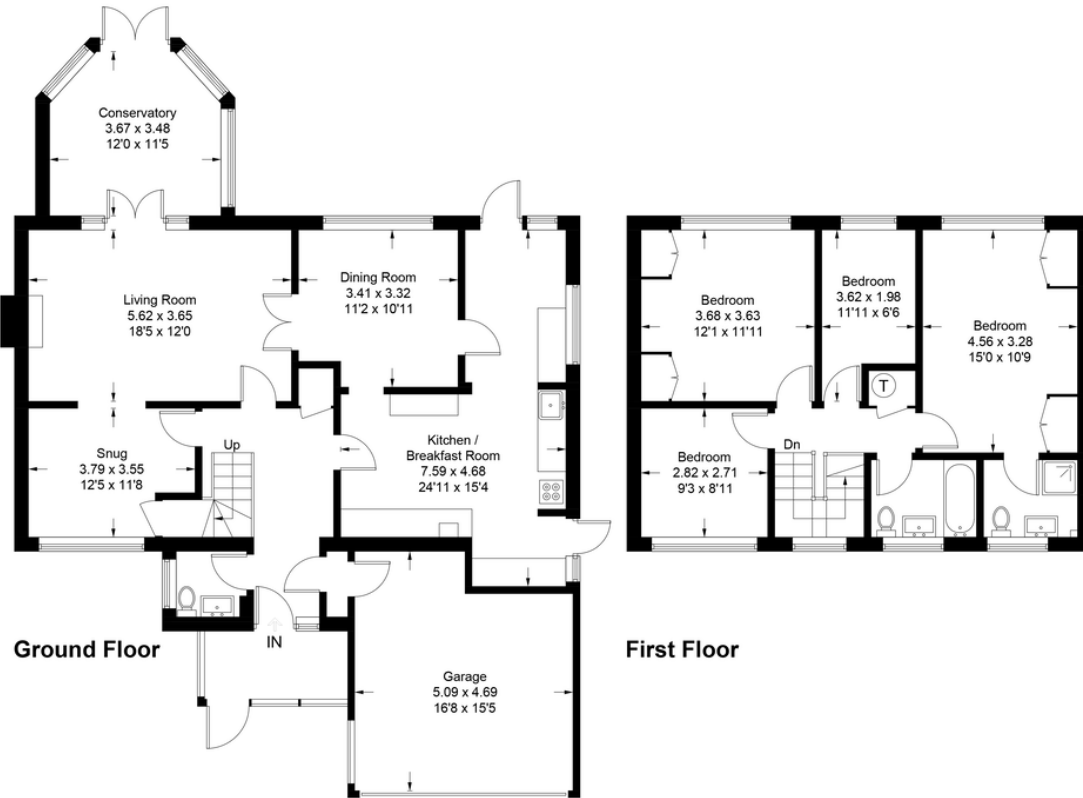
FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract.



Ridgeway Road, RH4

Approximate Gross Internal Area = 186.1 sq m / 2003 sq ft
(Including Garage)



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 any decisions reliant upon them. (ID1075350)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band G

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

Cummins House, 62 South Street, Dorking, Surrey, RH4 2HD

www.seymours-estates.co.uk
sales@seymours-dorking.co.uk
01306 776674



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.