



Deepdene Gardens

Dorking

OIEO £660,000

Property Features

- THREE BEDROOM SEMI-DETACHED BUNGALOW
- QUIET NO THROUGH ROAD
- SPACIOUS KITCHEN/DINING ROOM
- SITTING ROOM WITH WOOD BURNING STOVE
- BONUS LIVING ROOM WITH WONDERFUL VIEWS THAT COULD BE AN EXTRA BEDROOM IF REQUIRED
- GARAGE & OFF-STREET PARKING
- STUNNING VIEWS ACROSS COTMANDENE & DENBIES VINEYARD
- PRETTY LANDSCAPED GARDEN WITH GARDEN OFFICE
- SHORT WALK TO THE HIGH STREET & MAINLINE STATIONS
- CLOSE TO THE DEEPDENE TRAIL



Full Description

A beautifully presented three-bedroom bungalow featuring spacious and versatile living accommodation, complemented by front and rear gardens, driveway parking and a single garage. Set in an elevated position, it offers stunning views over Denbies Vineyard and Cotmandene, while being conveniently close to the lively town of Dorking.

A spacious entrance hallway leads into the impressive central sitting room which centres around an ornate wood burning stove with plenty of space for all of your furniture. French double doors lead into a front aspect living room, featuring a large bay window, taking full advantage of the glorious views across Cotmandene and Denbies vineyard as well as a charming wood burning stove. This room offers the new owner versatility and could be utilised as a bedroom if desired. A central hallway leads into the rear aspect galley kitchen/diner which has been thoughtfully designed to maximise space and modern convenience with a range of traditional units, butler's sink and space for freestanding appliances. The dining area occupies one end of the kitchen, with room for a family sized table and chairs as well as relaxed seating. French doors provide lovely views out over the garden from this room, as well as access out to the patio.

The property benefits from three well-proportioned bedrooms, the main bedroom features wall to wall fitted wardrobes as well as wall mounted cupboards to maximise space. The second bedroom is just as delightful with French doors offering access out to the garden and space for a double bed and freestanding furniture. The third bedroom is a large single room with wonderful views across to Cotmandene. The family bathroom has recently been updated and includes a modern white suite with bath and overhead shower, with built-in shelving for additional storage. Finishing off the accommodation is a separate W/C with wall mounted basin. Accesses from the hallway is the loft which provides useful additional storage.

Outside

The front of the property benefits from convenient off-street parking and a large single garage, fitted with power and heating. Steps lead round the front of the property which has been planted with mature shrubs and plants to provide added privacy. The fully fence enclosed East facing rear garden is another feature of this property, mainly laid to lawn with a range of feature flower beds plus a lovely patio area which catches the sun and enjoys a lovely view, great for entertaining in the warmer months.

Garden office 11'7 x 7'8

Positioned at the rear of the garden next to the patio, this is a wonderful space that could be a home office or children's playroom plus can be used all year around with power and lighting.

Utilities & Council Tax

This property falls under Council Tax Band E. The property is connected to mains drains, water, electricity and gas. The internet is an FTTC connection.

Location

Dorking town offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking railway station (London Victoria and London Waterloo in approximately 50 minutes) being within close proximity (1 mile). The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8. The general area is famous for its outstanding countryside including Ranmore and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus the Denbies Estate (England's largest vineyard).

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

Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.





Deepdene Gardens, RH4

Approximate Gross Internal Area = 103.0 sq m / 1109 sq ft
Garage / Garden Office = 20.6 sq m / 222 sq ft
Total = 123.6 sq m / 1331 sq ft



Ground Floor

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. (ID1166253)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

Cummins House, 62 South Street, Dorking,
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