



Highacre

Dorking

Guide Price £1,150,000

Property Features

- FOUR/FIVE BEDROOMS
- DETACHED FAMILY HOME
- OVER 2545 FT OF VERSATILE ACCOMMODATION
- LARGE FRONT & REAR GARDENS
- DRIVEWAY PARKING & DOUBLE GARAGE
- 23FT LIVING/DINING ROOM & SEPARATE CONSERVATORY
- PRINCIPAL BEDROOM WITH ENSUITE BATHROOM
- HOME GYM WITH SHOWER ROOM THAT COULD BE USED AS AN ANNEXE
- WALKING DISTANCE FROM DORKING TOWN CENTRE, EXCELLENT SCHOOLS & TENNIS CLUB
- SHORT WALK TO MAINLINE TRAIN STATIONS



Full Description

An immaculately presented four/five bedroom, detached family home, offering over 2545 sq ft of bright, versatile accommodation, complemented by a delightful private garden and large double garage with separate home office/gym. Nestled within the highly sought-after and family-friendly Highacre development, this impressive home is just a short walk from all that Dorking has to offer including outstanding local schools, a variety of shops and restaurants, mainline train stations, miles of stunning countryside and a fantastic local tennis club.

Upon entering, you are welcomed into a spacious and bright entrance hall, beautifully finished with contemporary tiling and providing access to all ground floor rooms, a convenient cloakroom and stairs rising to the first floor. The sitting/dining room is the true heart of the home - a generously proportioned 23'4 x 17'1ft triple-aspect space that's flooded with natural light. A cosy fireplace creates a focal point with plenty of space for comfortable seating. To the side there is ample room for a family-sized dining table and chairs, perfectly positioned to overlook the sunny conservatory, making it a wonderful setting for both everyday living and special occasions. The conservatory itself is a versatile and welcoming space, enjoying lovely views across the pretty garden. With windows on two sides and French doors opening directly outside, it's an ideal spot to relax or entertain, with natural light streaming in throughout the day. Across the hall, the kitchen/diner offers another superb sociable space, benefitting from dual-aspect views of both the front and rear gardens. The kitchen is well-equipped with a range of traditional cabinets, generous worktop space, integrated appliances and a breakfast bar for casual dining. To the rear of the ground floor is a flexible study/family room, positioned conveniently next to the cloakroom making it an ideal fifth bedroom, home office, or playroom if desired.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms. The principal bedroom is particularly impressive, offering over 23ft of floor space, fitted storage and a private en-suite bathroom complete with bath and overhead shower. There are two additional spacious double bedrooms, both bright and airy with built-in storage and ample room for freestanding furniture. The fourth bedroom is a good-sized single room, overlooking the south-facing front garden, perfect as a study or dressing room. Completing the upstairs accommodation is the family bathroom, featuring a white suite, including a large walk-in shower.

The property also benefits from air conditioning units, fitted in the sitting/dining room, principle bedroom and the gym.

Outside

The property is set back behind a low-maintenance, north-facing front garden and a block-paved driveway providing off-street parking for several cars. The driveway leads to the large attached double garage, fitted with electric up-and-over doors and a side access door for convenience.

The private rear garden is a standout feature - a beautifully maintained, fully enclosed space offering a peaceful and secluded retreat. Thoughtfully landscaped with mature trees, shrubs, and well-stocked flowerbeds, the garden provides year-round interest. A large, covered patio area offers the perfect spot for al fresco dining and summer gatherings. For gardening enthusiasts, there is a greenhouse and covered access leading directly to the garage and front of the house. The double garage has been partitioned at the rear to include a home gym which would also make an ideal home office and also features a shower room with W/C and sink. French doors look out to the garden bringing in lots of natural light while an air conditioning unit keeps it cool in the warmer months. This would also make an ideal annexe if required.

Residents of Highacre also enjoy access to the estate's beautifully maintained private grounds, which are exclusively for the use of those living within the development.

Council Tax & Utilities

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

Location

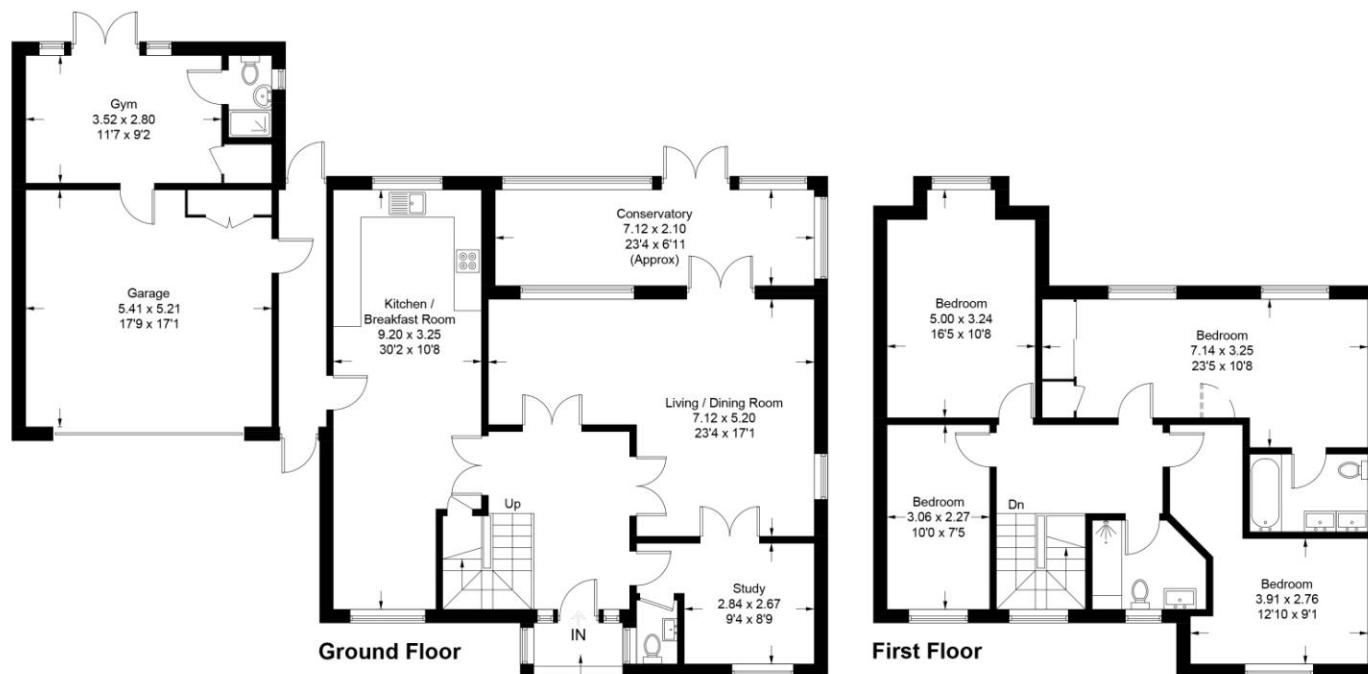
Highacre is a peaceful small development situated in a tucked away, yet convenient location on the south side of Dorking. Dorking town centre offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Deepdene railway stations are a short 20-minute walk away offering a direct service into London Victoria and London Waterloo in approximately 50 minutes. The M25 offers 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 and further benefits from a very good choice of schools including The Ashcombe and The Priory at secondary level and St Pauls and St Martins at primary level. The general area is famous for its outstanding countryside including 'The Nower', Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.





Highacre, RH4

Approximate Gross Internal Area = 236.7 sq m / 2548 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. (ID1178678)



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

COUNCIL TAX BAND G

TENURE Freehold

LOCAL AUTHORITY Mole Valley District Council

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.

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

