



Castle Gardens

Dorking

Guide Price £1,250,000

Property Features

- DETACHED BUNGALOW
- POTENTIAL TO EXTEND & UPDATE
- KITCHEN/BREAKFAST ROOM & 22FT LIVING ROOM
- SINGLE GARAGE & DRIVEWAY PARKING
- IMPRESSIVE FRONT & REAR GARDENS
- TWO BATHROOMS
- BRIGHT, SPACIOUS & FLEXIBLE ACCOMMODATION
- SHORT DRIVE TO DORKING TOWN CENTRE
- UNINTERRUPTED VIEWS OF BOX HILL
- CLOSE TO MILES OF STUNNING OPEN COUNTRYSIDE & NEXT TO BETCHWORTH CASTLE



Full Description

Set in an enviable and tranquil location, this attractive and beautifully presented bungalow enjoys a picturesque outlook across Betchworth Park Golf Club, with stunning panoramic views towards Box Hill. Offering four double bedrooms, 22ft living room, an impressive garden and a single garage with off-road parking, this home is perfect for those seeking peaceful, countryside living whilst being conveniently close to Dorking Town Centre.

Upon entering, you are welcomed into a spacious entrance hall which leads to all key rooms. The kitchen/breakfast room is fitted with ample traditional cabinetry, complementary worktops and space for all essential appliances. A charming ornate gas range cooker adds character, while a dedicated dining area offers the perfect spot for everyday meals. A door conveniently connects to the single garage, providing excellent additional storage or utility space.

Adjacent to the kitchen runs each of the four double bedrooms, all offering pleasant views over the gardens and plenty of room for freestanding furniture. The living room is positioned at the end of the property, which exudes character with exposed brick fireplace, original parquet flooring and dual-aspect windows showcasing views across the expansive garden. This versatile space could be used as a formal dining room or relaxed family room. French doors lead out to a covered patio area, ideal for entertaining and enjoying the views across the garden. In addition, there are two bathrooms, one fitted with a bath, sink and W/C and the other fitted with a shower for added convenience.

Outside, the rear garden is a standout feature, offering a large, beautifully maintained expanse of lawn framed by mature trees and flowering beds. A tranquil pond and uninterrupted views of Box Hill create a serene setting perfect for outdoor entertaining or simply unwinding in nature.

This delightful bungalow is a rare find in a highly sought-after location, blending charm, comfort, and countryside surroundings with everyday practicality.

Council Tax & Utilities

The council tax band is G. The property is connected to mains gas, electricity and drainage. The property features a FTTC internet connection.

Location

Castle Gardens is a peaceful and private road situated next to Betchworth Park Golf Club and within walking distance from both Dorking town centre and Brockham village. 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 railway station (London Victoria and London Waterloo in approx. 50 minutes) being within close proximity along with Dorking Deepdene (Gatwick to Reading line). The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8. The general Dorking area is famous for its outstanding countryside including Ranmore, Box Hill (National Trust) and Denbies vineyard, ideal for the walking, cycling and riding enthusiasts.

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.





Castle Gardens RH4

Approximate Gross Internal Area (including Garage) = 215.6 sq m / 2321 sq ft
Store = 9.3 sq m / 100 sq ft
Total = 224.9 sq m / 2421 sq ft

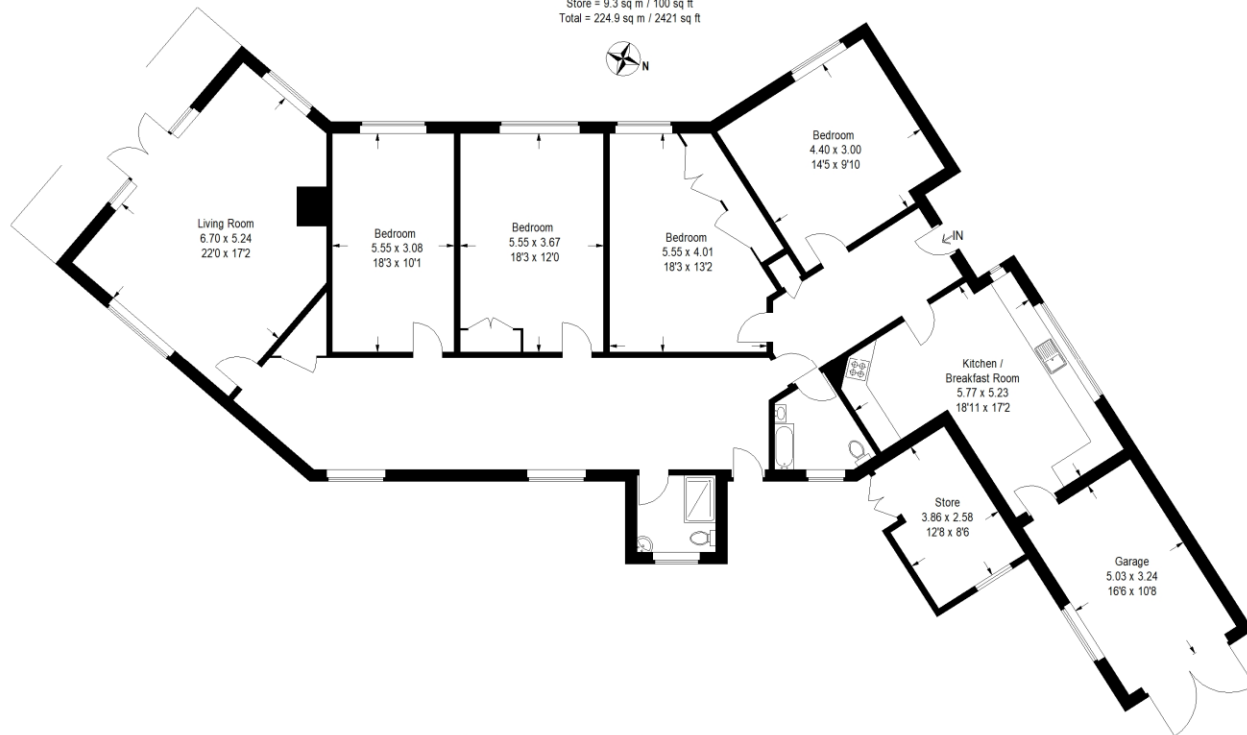


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1191275)



EPC TBC

COUNCIL TAX BAND

G

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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