



Chichester Road

Dorking

Guide Price £1,250,000

Property Features

- 4/5 BEDROOM DETACHED HOME
- POTENTIAL TO EXTEND TO THE REAR & THE SIDES
- 24FT SITTING ROOM WITH ACCESS TO REAR GARDEN
- KITCHEN/BREAKFAST ROOM WITH UTILITY ROOM
- 15FT PRINCIPAL BEDROOM WITH ENSUITE
- STYLISH FAMILY BATHROOM
- CLOSE TO DENBIES VINEYARD
- 2169 SQ FT IN TOTAL
- CLOSE TO THE ASHCOMBE & ST MARTINS SCHOOL
- SHORT WALK TO MAINLINE TRAIN STATIONS



Full Description

Situated on one of Dorking's most desirable residential roads, this exceptional four/five-bedroom family home is conveniently located close to The Ashcombe School, Dorking's mainline train stations, and the scenic Denbies Vineyard. Boasting over 2,169 sq ft of beautifully arranged accommodation across three floors, this property combines modern and timeless style with large rear garden, off road parking and single garage, with the potential to extend to the rear and both sides of the property, as neighbouring properties have done.

The property welcomes you via an impressive entrance hallway that immediately sets the tone for the property's warm and inviting atmosphere. To the front of the house, the formal dining room enjoys a stunning bay window with a charming built-in window seat and storage, creating an ideal space for entertaining. Adjacent is the impressive 24ft sitting room, which benefits from dual-aspect windows and French doors that open onto the private rear garden. A feature fireplace with a gas fire adds to the cosy yet elegant feel of the room with plenty of room for comfortable seating. The kitchen/breakfast overlooks the garden, fitted with a range of timeless cabinetry, complimented by ample worktop space and integrated appliances. There is also space for a breakfast table, perfect for informal family meals. A separate utility room sits adjacent to the kitchen, offering further storage, space for laundry appliances and access to the side of the property. Completing the ground floor is a useful WC with wash basin.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms and a family bathroom. The spacious principal bedroom features wall-to-wall fitted wardrobes and a luxurious en suite with a separate shower. Two further double bedrooms include built-in storage and enjoy lovely views, while the fourth bedroom is a comfortable single that could also serve as a home office or nursery. The contemporary family bathroom is finished with a modern white suite, overhead shower and stylish tiling. Stairs lead to the second floor, where you'll find two versatile loft rooms, each benefiting from generous eaves storage. These spaces are ideal for use as home offices or could easily serve as a bedroom and a separate dressing room, depending on your needs.

Outside

To the front, a private in/out driveway provides off-street parking and access to a detached single garage. Gated side access leads to the private and secluded, beautifully landscaped rear garden, a true highlight of the property. A raised paved patio offers a tranquil spot for outdoor dining and relaxation, while the generous lawn, bordered by mature trees and well-stocked flower beds, offers a peaceful setting ideal for families.

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 Cable connection.

Location

Dorking Town offers an excellent selection of independent shops, cafes, restaurants, with West Street a step back in time for antique lovers and those with a keen eye for the unusual. Dorking also boasts a number of recreational facilities for both adults and children. Dorking Halls frequently hosts an eclectic mixture of live events, cultural theatre and digital cinema. Meadow bank Park offers the chance for individuals and families to relax and unwind all year round with Dorking Wanderers Football Club all within walking distance to the property. Only 21 miles from the bustle of London, Dorking is ideal for commuters, with this property less than half a mile from both Dorking Main and Dorking Deepdene station, which provide direct links to London Victoria and London Waterloo approx. 55 minutes away. Access to the M25 is within 10 miles (joining at junction 9) which provides access to both Heathrow and Gatwick airport and local bus services run throughout the year. Dorking is spoilt when it comes to stunning countryside and boasts Leith Hill and Box Hill National Trusts, Ranmore Common and Denbies.

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





Chichester Road, RH4

Approximate Gross Internal Area = 185.7 sq m / 1999 sq ft
Garage / Boiler Cupboard = 15.8 sq m / 170 sq ft
Total = 201.5 sq m / 2169 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1221179)

COUNCIL TAX BAND G

TENURE Freehold

LOCAL AUTHORITY
Mole Valley District
Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

CONTACT

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