



The Ridgeways, Ridgeway Drive, Dorking

- NO ONWARD CHAIN
- FOUR BEDROOMS
- IMMACULATEDLY PRESENTED THROUGHOUT
- WRAP AROUND GARDEN & DRIVEWAY

Offers In Excess Of £1,000,000

- IMPRESSIVE 23 FT SITTING ROOM
- OPEN PLAN KITCHEN/DINING ROOM
- QUIET CUL DE SAC LOCATION
- CLOSE TO DORKING TENNIS CLUB
- CLOSE TO THE NOWER AND ST PAULS CATCHMENT AREA



Property Description

NO ONWARD CHAIN Tucked away in a peaceful cul-de-sac within the sought-after Ridgeway Drive, this beautifully maintained four-bedroom, two-bathroom detached home offers generous living space, stylish interiors and a convenient location. Just a short stroll from Dorking Tennis Club, the town centre, top-rated schools and miles of stunning countryside, this property truly combines location, lifestyle and comfort.

Inside, the property opens to a bright and airy central hallway, offering access to all key rooms and staircase to the first floor. At the heart of the home is an impressive dual-aspect lounge, stretching the full width of the house. A large bay window to the front and French doors to the rear courtyard garden bathe

the space in natural light, while an open fireplace with a traditional surround creates a cosy focal point. The rear-aspect kitchen/dining room has been thoughtfully designed and elegantly finished, with sleek black granite worktops, a full range of integrated appliances and contemporary cabinetry. A central breakfast bar offers casual dining, while the generous dining area easily accommodates a full-size table, making this space ideal for modern family life and entertaining guests. Two well-appointed bedrooms are found on the ground floor-a spacious double with full-height built-in wardrobes and a versatile single bedroom that could also serve as a home office or nursery. Completing the ground floor is a modern wet room, fitted with stylish grey tiling, a floating vanity unit and a wall-mounted towel rail.

Upstairs, the landing leads to two further double bedrooms, both generous in size and filled with natural light, offering plenty of room for freestanding furniture and in the 2nd bedroom there is built in wardrobes with shelves. The family bathroom is equally well-presented, featuring a full-sized bath with wall mounted shower, modern tiling and useful built-in storage.

Outside, the wrap-around garden is beautifully landscaped and thoughtfully designed to provide both privacy and low-maintenance. Mature shrubs and trees add charm and seclusion, while various seating areas offer ideal spots for catching the sun throughout the day. A driveway located at the front of the property provides off road parking for two cars. To the front is a brand new resene quartz crystal basalt pathways.

Another great advantage is the brick-built workshop, which already has power and a toilet, and offers potential to be converted into a studio that could serve as a home office, additional living space, or an occasional extra bedroom

Council Tax & Utilities

This property falls under Council Tax Band. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTP connection. PLEASE NOTE - There is a charge of approx £80 per year for the upkeep of the private residential road.

Location

Situated on the highly regarded and private Ridgeway Drive, 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 Nower, Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard).





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	73 C
39-54	E		
21-38	F		
1-20	G		



Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Contact Details

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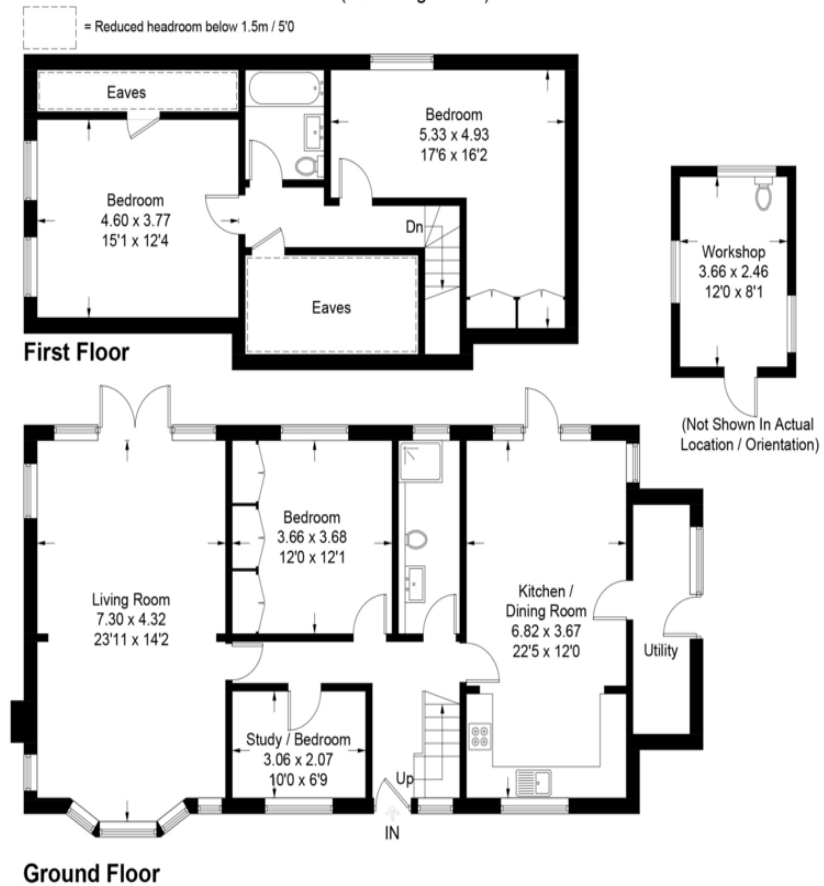
Ridgeway Drive, RH4

Approximate Gross Internal Area = 148.1 sq m / 1,594 sq ft

Workshop = 8.9 sq m / 96 sq ft

Total = 157.0 sq m / 1,690 sq ft

(Excluding Eaves)



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. (ID1227347)