



**Lonsdale Road**

Dorking, RH4 1JP

**Guide Price £1,195,000**

### Property Features

- SEMI - DETACHED HOUSE
- FIVE DOUBLE BEDROOMS
- ACCOMMODATION ACROSS THREE FLOORS
- FOUR BATHROOMS
- IMPRESSIVE OPEN PLAN KITCHEN/LIVING ROOM WITH SEPARATE UTILITY ROOM
- FINISHED TO AN EXCEPTIONAL STANDARD THROUGHOUT
- MASTER BEDROOM WITH EN-SUITE AND WALK IN DRESSING ROOM
- LARGE LANDSCAPED GARDEN
- CLOSE TO STUNNING COUNTRYSIDE
- A SHORT WALK TO MEADOWBANK PARK AND THE HIGH STREET

# Full Description

An exquisitely presented semi-detached family home with five double-bedrooms, four bathrooms and offering a harmonious blend of timeless sophistication and contemporary opulence. Arranged over three floors and boasting 1900 square feet of flexible and stylish living space, along with a generously sized landscaped garden and off-road parking.

Located in a private residential road, conveniently just a short walk into Dorking town centre, Meadowbank Park as well as Boxhill National Trust.

Upon entering, the property welcomes you with a spacious hallway exuding warmth and hospitality. The front aspect sitting room features a large bay window, flooding the room with lots of natural light, whilst having a real cosy feel to the space. To the back of the property is the stunning open plan kitchen/dining room which is a wonderful, multi-functional room, offering versatility and is the real 'heart of the home'. The kitchen has been fitted with an array of high quality shaker style base and eye level cabinets, double oven and microwave as well as gas hob and hood. The Quartz worktops provide plenty of space for all of the appliances a busy family needs, including a breakfast bar in the centre of the kitchen which serves as a gathering place for the entire family. There is a designated area for a large dining table and chairs to the side of the kitchen to socialise with friends and family as well as a generous informal family area with room for sofas and freestanding furniture/TV, and access to the garden via the bi-folding doors. The large roof lantern above creates a light and spacious atmosphere whilst tiled flooring throughout is practical and stylish. A utility room with space and plumbing for laundry appliances, ample sized cloakroom and storage cupboards complete the ground floor accommodation.

Stairs rise to the first floor where there is a large master bedroom which overlooks the garden and offering a walk-in dressing room and en-suite shower room. There is a further double bedroom with doors leading out onto a balcony as well as a further bedroom which could be used as a designated space for remote working if desired. The generous family bathroom which has been fitted with a bath and overhead shower and stylish tiling completes the first floor accommodation. On the second floor there are two further double bedrooms, both of which feature en-suite shower rooms and enjoy wonderful views to both the East and the West.

## Outside

The thoughtfully landscaped garden is a wonderful feature to this home and is perfect for outdoor entertaining. Designed for low maintenance, there is a large area of patio which leads up to a generous area of lawn. The garden is fully enclosed, creating a sense of privacy with a useful storage shed and a selection of plants, shrubs, and well stocked beds. There is convenient side access through to the front of the property which provides private parking for up to two cars as well as additional on road parking.

**PLEASE NOTE** - There is a charge of approx £170 per year for the upkeep of the private residential road.

## Location

Lonsdale Road is a private residential road situated in the heart of Dorking town centre which offers a comprehensive range of shopping, social, recreational, and educational amenities. Dorking mainline and Deepdene railway stations are within proximity (0.4 miles), just a short walk away offering a direct service into London Victoria and London Waterloo in approximately 50 minutes. 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 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), plus Denbies Wine Estate (England's largest vineyard)

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

**FIXTURES & FITTINGS** - We have not carried out a detailed survey, nor tested the appliances, mechanical & electrical fittings.

**MISREPRESENTATION ACT** – These particulars are for guidance only and do not form any part of any contract.





## Lonsdale Road, RH4

Approximate Gross Internal Area = 194.8 sq m / 2097 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1022467)

### COUNCIL TAX BAND

G

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

Cummins House, 62 South Street, Dorking,  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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

