



Marley Rise

Dorking

Guide Price £575,000

Property Features

- THREE DOUBLE BEDROOM END OF TERRACE HOUSE
- MODERN KITCHEN
- 15 x 12 FT LIVING/DINING ROOM
- SOUTH WEST FACING GARDEN & DETACHED OFFICE CABIN
- OFF ROAD PARKING FOR TWO CARS
- FAMILY BATHROOM, ENSUITE SHOWER ROOM & DOWNSTAIRS W/C
- PLANNING GRANTED FOR A GROUND FLOOR EXTENSION (MO/2021/1786)
- SHORT WALK TO THE TENNIS CLUB & POPULAR SCHOOLS
- HIGHLY SOUGHT-AFTER PRIVATE ROAD
- WALKING DISTANCE FROM DORKING TOWN CENTRE & MAINLINE TRAIN STATIONS



Full Description

A beautifully presented and extended, three double-bed room house offering bright, modern accommodation with driveway parking and a delightful garden. Located within the highly sought-after private development of 'Marley Rise,' it sits on the edge of Dorking town centre, within walking distance of excellent schools, mainline train stations, popular tennis club and the unspoiled Surrey Hills countryside.

This fantastic family home begins in the spacious entrance hall, where you're immediately welcomed by the property's warm and inviting atmosphere. The contemporary front aspect kitchen, featuring a range of base and eye level units also features space for all the modern-day appliances, ensuring functionality and style. At the rear is the impressive 15ft living/dining room which serves as the heart of the home, is a versatile space with plenty of room for comfortable seating and a family sized dining table and chairs. Floor to ceiling windows flood the space with natural light with a patio door enabling a seamless connection between the outside and inside spaces. Completing the ground floor is a convenient downstairs cloakroom.

From the hallway, stairs lead to the first-floor landing, granting access to two of the bedrooms as well as the family bathroom. There is also a convenient linen closet, ideal for household towels and essentials. The main bedroom enjoys calm and neutral tones, creating a serene space with wall-to-wall built-in wardrobes, as well as peaceful views across the garden. Bedroom two is another spacious double with plenty of room for freestanding furniture and lovely views out. The family bathroom is a bright and airy room, featuring a contemporary white three-piece suite including a bath and overhead shower, finished with stylish tiling enhancing the rooms practicality and aesthetic appeal. Stairs rise again to the recently converted loft room, another bright and airy room, offering a third double bedroom with views across the garden and across to Redlands Wood. There is also a contemporary shower room with white suite and large walk-in shower, finished with stylish tiling for a luxurious feel. There is a generous amount of eaves storage running one side of the bedroom for added convenience.

Another feature of this lovely home is that planning permission has been granted to extend further on the ground floor. The planning reference is MO/2021/1786.

Outside

At the front of the property, there is driveway parking for two cars in tandem and a pathway leading to the front door, with the added convenience of side access. The landscaped southwest rear garden is a delightful feature, designed for low maintenance with a neatly maintained astro turf lawn and a full-width patio, perfect for entertaining. Raised flower beds provide interest and colour throughout the changing seasons. At the bottom of the garden is a wooden cabin, fitted with both power and lighting, making an ideal home gym or office for remote working. There are plenty of visitor bays located around Marley Rise.

Council Tax & Utilities

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

Location

Marley Rise is a peaceful small development offering properties built to a high standard by Linden Homes in 2012, 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 15 minute 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 offer 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. Dorking further benefits from a very good choice of schools including The Ashcombe (10 minute walk away) and The Priory at secondary level and St Pauls and St Martins (2 minute walk away) 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.

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.





Marley Rise, RH4

Approximate Gross Internal Area = 90.4 sq m / 973 sq ft
(Excluding Reduced Headroom)
Reduced Headroom = 10.2 sq m / 110 sq ft
Total = 100.6 sq m / 1083 sq ft
(Excluding Garden Office)



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. (ID1183343)



EPC TBC

COUNCIL TAX BAND

C

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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