

Ladyegate Close, Dorking

£1,425,000









“This is the ideal home for a growing family to move straight into and enjoy. It has been looked after meticulously by the current owners and is in such a great location.”







A splendid opportunity to acquire a beautifully extended detached family home. Spanning in excess of 2,300 square feet, this residence boasts a thoughtful design that caters to modern family living while maintaining a warm and inviting atmosphere.

Upon entering, one is greeted by a welcoming reception hall that leads to a cloakroom. The heart of the home is undoubtedly the triple-aspect lounge, featuring a striking vaulted ceiling that enhances the sense of space and light. Adjacent to this, a second reception room offers versatility, perfect for use as a snug or playroom. The well-appointed study and utility room add to the practicality of the ground floor, while the recently updated integrated kitchen flows seamlessly into the family/dining area. Bi-folding doors open onto the landscaped garden, creating an ideal setting for entertaining and family gatherings.

The first floor is home to a luxurious master suite, complete with a dressing area and en-suite bathroom. Three additional bedrooms, one with its own en-suite, are complemented by a beautifully updated family bathroom and a convenient laundry room, ensuring ample space for family and guests alike.

Externally, the property features a driveway with ample parking and access to an integral double garage. A side gate leads to a charming rear garden, which enjoys a westerly aspect. This tranquil outdoor space includes two level lawned areas, a raised rockery adorned with a variety of specimen flowers and grasses, as well as a seating area and a delightful water feature, all designed to maximise light and serenity. Additional features include a timber shed and greenhouse, perfect for gardening enthusiasts.

Ladyegate Close is ideally situated, offering both privacy and easy access to Dorking's vibrant High Street, the train station, and the highly regarded Ashcombe and St Paul's schools. This property is a true gem, perfect for families seeking a blend of comfort, style, and convenience.



Need to know

- Four bedroom detached house
- Triple-aspect lounge with vaulted ceiling
- Open plan kitchen diner
- Large master suite with dressing area
- Ample parking and double garage
- West facing rear gardens
- Immaculate condition throughout



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Total Area: 221.0 m² ... 2378 ft²

FOR ILLUSTRATIVE PURPOSES ONLY.

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