9 Redcote Place, Dorking, Surrey, RH4 1PE

Guide Price £800,000

- DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- LANDSCAPED GARDENS
- PRIVATE CUL DE SAC
- BEAUTIFULLY PRESENTED
- THREE DOUBLE BEDROOMS
- THREE BATHROOMS
- STUNNING VIEWS
- GARAGE AND DRIVEWAY PARKING
- CLOSE TO DORKING MAINLINE STATIONS

Description

Tucked away within the desirable private cul-de-sac of Redcote Place in Dorking, this attractive detached family home, built in 1999, combines modern comfort with elegant living in an exceptional setting, enjoying stunning countryside views. Beautifully presented throughout, the property offers generous and versatile accommodation, thoughtfully arranged to provide an excellent balance of space, light, and practicality for family life.

The ground floor features three well-proportioned reception rooms, offering flexible living space to suit a variety of needs. A front reception room is currently arranged as a home office, alongside a formal dining room. To the rear, the spacious sitting room enjoys lovely views over the landscaped garden, with French doors opening directly onto the terrace, creating a seamless connection between inside and out.

The generous kitchen forms the heart of the home, featuring extensive cupboard and worktop space and ample room for family dining. A welcoming entrance hall provides access to all principal rooms on the ground floor and is complemented by a stylish cloakroom.

Upstairs, there are three double bedrooms all providing generous proportions. The second bedroom benefits from an en-suite shower room, while the principal suite enjoys a beautifully modernised bathroom and stunning far-reaching views towards Box Hill, an Area of Outstanding Natural Beauty. A well-appointed family bathroom completes the first floor.

Outside, the property benefits from driveway parking, a garage, and a wonderfully private wrap-around garden with mature planting and beautifully landscaped areas. The rear garden features a lawn and terrace extending from the sitting room, while a substantial side terrace provides additional outdoor space and convenient side access.

Ideally located close to Dorking Mainline Station and Town, this exceptional home combines peaceful surroundings with excellent connectivity. With its spacious accommodation, landscaped gardens, and superb views, this is a rare opportunity to acquire a beautifully presented home in a highly regarded Surrey location.

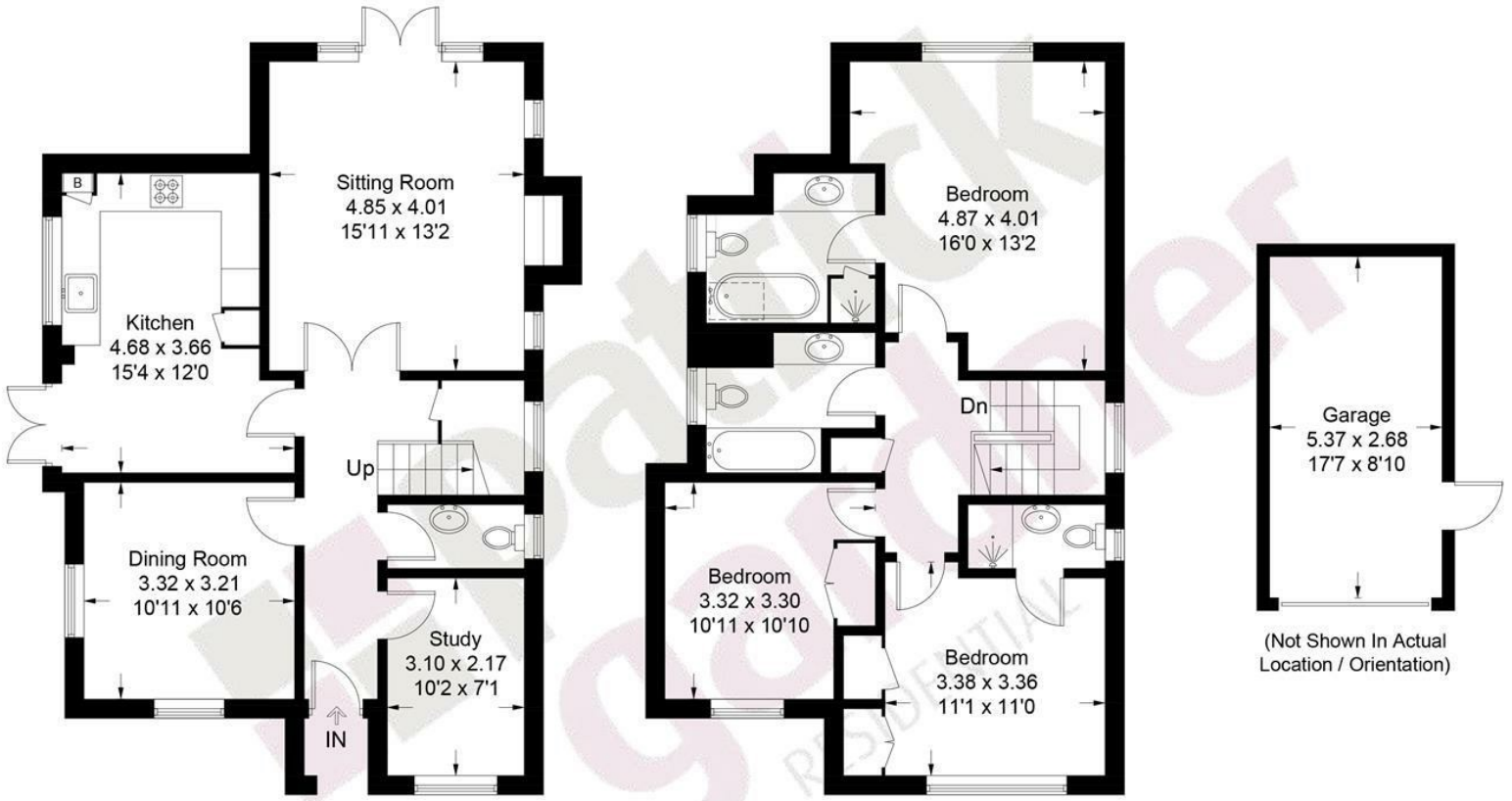
Situation

Only a short distance from Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants, Coffee shops and Michelin star restaurant Sorrel, there is also a number of well-regarded pubs. The Dorking Halls, at the eastern end of the town, includes a cinema and a sports centre, as well as a 24-hour fitness centre. There is a highly regarded selection of schools close by to the property including St Pauls School, The Ashcombe, The Priory and The Powell Corderoy schools all within easy reach. Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) also there are 2 further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond. To the north of the town is Denbies Vineyard, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks.

Tenure	Freehold
EPC	C
Council Tax Band	F
Estate Charge	£460 for the current year

= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 134.3 sq m / 1446 sq ft
Garage = 14.4 sq m / 155 sq ft
Total = 148.7 sq m / 1601 sq ft



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 decisions reliant upon them. (ID1304117)

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