



11 Arundel Road, Dorking, Surrey, RH4 3HY

Price Guide £650,000



- THREE BEDROOM CHARACTER HOME
- TWO RECEPTION ROOMS
- POTENTIAL TO EXTEND STPP
- CONSERVATION AREA
- VIEWS TO RANMORE
- PRIME LOCATION
- SOUTH FACING GARDEN
- CLOSE TO TOWN CENTRE
- RESIDENT PERMIT PARKING
- NO ONWARD CHAIN

Description

Situated on Arundel Road, close to the heart of Dorking, this attractive three-bedroom Victorian semi-detached home offers a wonderful combination of generous accommodation, fantastic location and exciting potential.

Dating from 1876, the property is arranged over three floors and provides spacious and versatile living accommodation. On entering, there are two well-proportioned reception rooms, offering excellent flexibility for family living, dining and entertaining. The three double bedrooms arranged over the first and second floor are generously sized, complemented by a family bathroom.

The property enjoys an abundance of natural light, while also providing an excellent opportunity for the new owner to modernise and personalise the accommodation to suit their own requirements.

To the rear, a particularly appealing south-facing garden extends to approximately 40 feet. Predominantly laid to lawn and framed by established hedgerow and flower borders, the garden also features a patio area, creating an ideal space for outdoor dining, entertaining or simply enjoying the sunshine.

Offered to the market with no onward chain, the property represents an exciting opportunity for buyers looking to create a home tailored to their own tastes, with potential to update and extend, subject to the necessary consents.

The location is a major attraction, with Dorking town centre just a short walk away, providing an excellent selection of shops, cafés, restaurants and everyday amenities, together with convenient transport links.

Combining Victorian character, spacious accommodation, a south-facing garden and considerable scope for enhancement, this appealing Arundel Road home offers a rare opportunity in a highly sought-after Dorking location.

Situation

Arundel Road is a highly regarded residential road and within the conservation area, situated in the heart of the pretty market town of Dorking. There is a selection of independent shops and restaurants, weekly outdoor markets as well as national shops within a few minutes' walk.

Schools nearby include The Ashcombe, St Paul's, St Josephs, St Martins C of E, The Priory and Powell Corderoy.

Dorking Halls features live events, the cinema, and a sports hall with pool. Moments from Arundel Road is Dorking's popular West Street with appeal to antique hunters, and shoppers with its collection of shops, pubs, cafés, and restaurants.

Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes). Two further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond.

The immediate area provides some of the counties finest walking, cycling/mountain biking and riding countryside as highlighted in the 2012 Olympics and the 2013 Tour of Britain cycling events including Box Hill, Ranmore, Leith Hill and the Surrey Hills. The M25 can be approached at junctions 8 & 9, Reigate and Leatherhead. This network provides access to both Heathrow and Gatwick Airports.

Tenure

Freehold

EPC

F

Council Tax Band

D



Approximate Gross Internal Area = 98.1 sq m / 1056 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. (ID1328217)
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