



## Deepdene Drive

Dorking

**Guide Price £1,250,000**

### Property Features

- NO ONWARD CHAIN
- POTENTIAL FOR MODERNISATION THROUGHOUT
- FOUR BEDROOMS & TWO BATHROOMS
- 20 FT LIVING ROOM & SEPARATE DINING ROOM
- ELEVATED POSITION IN A QUIET ROAD
- 17FT PRINCIPAL BEDROOM WITH EN-SUITE
- LARGE DRIVEWAY, SINGLE GARAGE & IMPRESSIVE REAR GARDENS WITH FAR REACHING VIEWS
- CONSERVATORY OVERLOOKING THE GARDEN
- PERIOD FEATURES
- SHORT WALK TO DORKING HIGH STREET & MAINLINE STATIONS



# Full Description

**\*\*NO ONWARD CHAIN\*\*** A fantastic opportunity to acquire a four-bedroom, two-bathroom detached period home, positioned in an elevated and highly sought-after location in Dorking, enjoying stunning views towards the North Downs. Offering over 2670 sq ft of flexible living spaces, the property further benefits from a large driveway, impressive gardens and a wealth of beautifully preserved original period features. The property now offers an exciting opportunity for a new owner to modernise and create a truly exceptional family home.

The accommodation begins with a central entrance hallway, immediately showcasing dramatic solid wood panelling and a striking staircase that curves elegantly to the first floor. From here, there is access to all principal ground-floor rooms. The kitchen/breakfast room is fitted with a range of traditional units, generous worktop space and room for freestanding appliances. Practical tiled flooring complements the space, while a dedicated dining area overlooking the patio creates a warm and sociable setting. The living room is an impressive 20'6 x 16'8ft and features a beautiful bay window with a fitted wooden window seat, along with a characterful inglenook fireplace with open fire. Wooden flooring runs throughout and the room enjoys lovely views over the garden. The equally spacious dining room retains its original parquet flooring and benefits from large windows overlooking the rear garden, creating a bright and elegant entertaining space. The conservatory provides a versatile additional room, with windows on three sides that maximise the garden outlook whilst a fourth reception room has multiple uses.

Upstairs, there are three generous double bedrooms and a comfortable single. The principal bedroom is particularly bright and spacious and benefits from a private ensuite bathroom with storage cupboards, a white suite and shower cubicle. Completing the first floor is the family bathroom, fitted with a bath, separate shower cubicle and a white suite.

## Outside

The property is approached via a gated driveway with parking for several vehicles including access to the single garage. The gardens are a standout feature, offering breath-taking panoramic views and a mix of patio and lawn. Mature trees and hedging border the garden for all year colour. The garden also benefits from a potting shed with a attached store, as well as a separate storage shed.

## Council Tax & Utilities

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

## Location

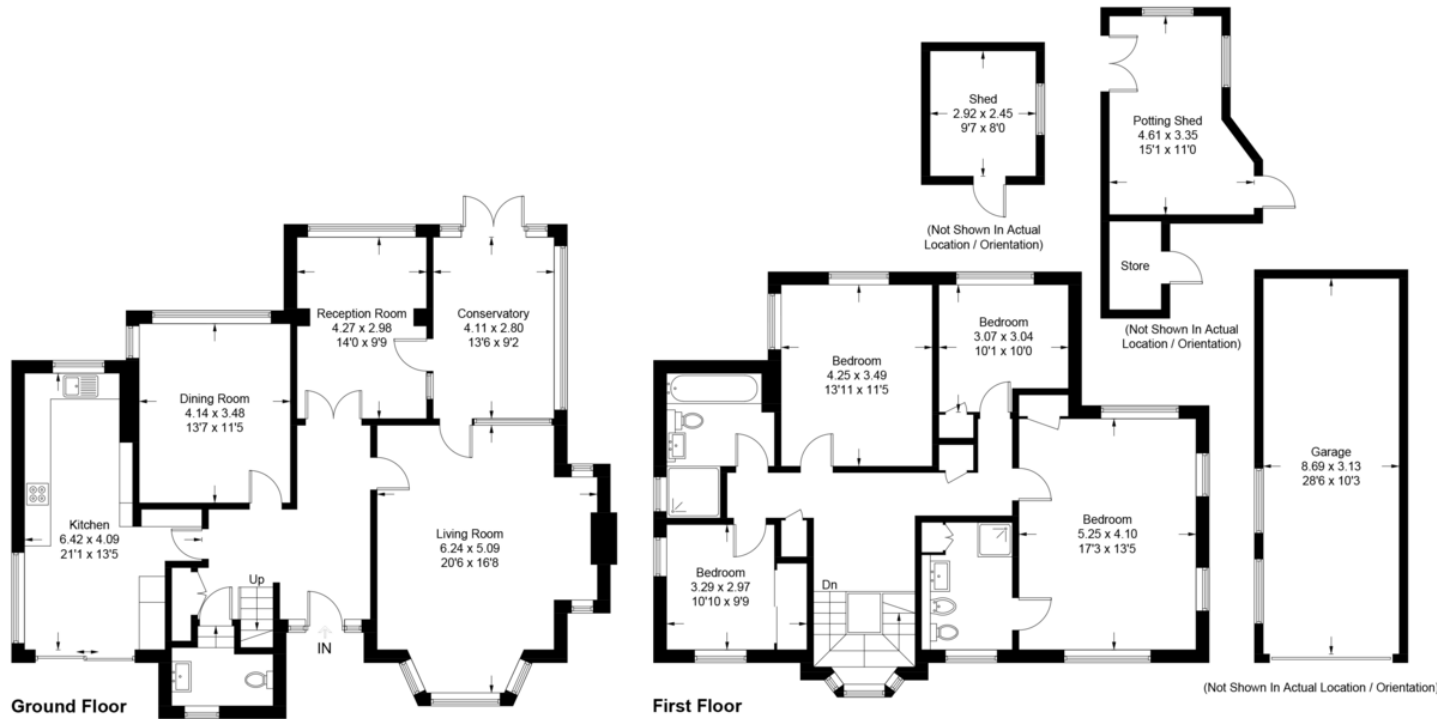
Deepdene Drive is a highly desirable residential area offering substantial family homes, situated along a very well sought after private road considered to be one of the best locations in Dorking. Situated just on the outskirts of Dorking town centre which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Deepdene railway stations are within close proximity (0.9 miles), just 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 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 (11 minute walk away) 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) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.





# Deepdene Drive, RH4

Approximate Gross Internal Area = 198.4 sq m / 2135 sq ft  
 Outbuildings = 50.2 sq m / 540 sq ft  
 Total = 248.6 sq m / 2675 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 any decisions reliant upon them. (ID1288884)

COUNCIL TAX BAND G

TENURE Freehold

LOCAL AUTHORITY Mole Valley District Council

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.

**CONTACT**

Cummins House, 62 South Street, Dorking,  
 Surrey, RH4 2HD

www.seymours-estates.co.uk  
 sales@seymours-dorking.co.uk  
 01306 776674



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

