



**patrick  
gardner**  
RESIDENTIAL

1 Chalkpit Lane, Dorking, Surrey, RH4 1EZ

Guide Price £650,000



- EXTENDED FAMILY HOME
- WEST FACING GARDEN
- SITTING/DINING ROOM
- MASTER BEDROOM WITH ENSUITE
- CLOSE TO TOWN CENTRE
- THREE DOUBLE BEDROOMS
- DRIVEWAY AND GARAGE
- MODERN KITCHEN
- DOUBLE GLAZED
- LOG BURNING STOVE

## Description

A superbly presented and recently extended three double bedroom family home located in a convenient position, moments from Dorking Town Centre. Providing bright and spacious accommodation arranged over two floors, further benefits include driveway parking, a large sitting/dining room and an ensuite to the master bedroom.

Accommodation briefly comprises of an entrance hall that leads into the formal sitting/dining room (22'0 x 15'9) that enjoys views to the front from a large bay window, log burning stove and built in units. The spacious kitchen is a particular feature of the home, recently updated it now consists of a range of base units with matching eye level cupboards and a centre island unit with breakfast bar area. There is also a selection of integrated appliances. A door from the kitchen leads to a conservatory with garden beyond. A fully fitted and modernised family bathroom completes the ground floor accommodation.

The first floor consists of three double bedrooms that enjoy varying aspects. The master bedroom is a wonderful room with a vaulted ceiling, views of the garden and an ensuite shower room. Two further spacious bedrooms are serviced by a separate W.C.

Externally the rear garden is West facing and mainly laid to lawn with a selection of mature shrubs and flower bed borders. To the rear is driveway parking and a timber clad detached garage with double doors.

## Situation

Chalkpit Lane offers a most convenient position allowing comfortable access to the town as well as the renowned Ashcombe School. All three of Dorking's Stations are within 0.75 of a mile and provide regular services to London, the south, east & west. The town offers a fine selection of facilities including 5 supermarkets, an array of local and national shops which include Marks & Spencer, Fatface, Robert Dyas, Starbucks and Costa Coffee to mention just a few. The Dorking Halls, which includes a cinema, theatre and the adjacent sports centre provides a great selection for those looking for entertainment and other leisure pursuits. There is a great selection of well-regarded primary and secondary schools in close proximity. The immediate area provides some of the county's finest walking, running, cycling 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.

**Tenure**

Freehold

**EPC**

F

**Council Tax Band**

D



Approximate Gross Internal Area = 115.2 sq m / 1240 sq ft  
Garage = 18.3 sq m / 197 sq ft  
Total = 133.5 sq m / 1437 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. (ID1174267)

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171 High Street, Dorking, Surrey, RH4 1AD  
Tel: 01306 877775 Email: [dorking@patrickgardner.com](mailto:dorking@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

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