



Foxwarren 18 Calvert Road, Dorking, Surrey, RH4 1LS

Guide Price £1,750,000



- ARTS & CRAFTS DETACHED FAMILY HOME
- SUPERB 0.55 ACRE PLOT
- SPACIOUS RECEPTION HALL
- THREE RECEPTION ROOMS
- PRIME DORKING LOCATION
- 3,072 SQ FT OF ACCOMMODATION
- CLOSE TO STATIONS AND TOWN CENTRE
- KITCHEN/BREAKFAST ROOM
- FIVE DOUBLE BEDROOMS
- WONDERFUL PANORAMIC VIEWS

Description

Foxwarren is an impressive, detached five-bedroomed house built in 1929 in the Arts and Crafts style. Situated in an elevated position, the house enjoys sweeping panoramic views over the neighbouring Denbies Wine Estate, Box Hill and the North Downs. The house also benefits from being only a short walk from Dorking's mainline stations and similarly from the town centre.

Extending to over 3000 sq. ft., this spacious house provides a beautifully proportioned and light-filled accommodation with three large reception rooms. All principal rooms are double-aspect, framing the garden and spectacular countryside views.

The generous oak-beamed entrance hall provides access to all principal ground floor rooms. The spacious sitting room has an open fireplace and bay window. A door from the dining room opens onto an E/SW facing terrace.

The kitchen/breakfast room with triple aspect windows, captures stunning views across the garden and countryside beyond. The kitchen leads to a utility room and also to a coat and boot area by the back door. The downstairs cloakroom has a large understair storage cupboard.

All bedrooms have large, fitted cupboards with hanging and shelving. The delightful upstairs landing is flooded with an abundance of natural light.

The plot extends to 0.55 acres. There is a sizable garage, driveway parking and separate storerooms providing excellent practical outdoor space. Calvert Road is recognised as one of Dorking's premium addresses and has been designated by Mole Valley District Council as a 'Residential Area of Special Character'.

Situation

Dorking is an attractive, friendly and bustling historic market town situated in the heart of the Surrey Hills AONB, offering amenities such as the renowned Dorking Halls and Dorking Sports Centre. The town is well-provided with a variety of well-known supermarkets and independent shops. It has good rail and road transport links to London, Gatwick Airport and to the south and west of the country. There are many good state and private schools within easy reach of the town. The Ashcombe School, for instance, is only a short distance from the property. Nestling in the Mole Valley, at the foot of the North Downs, Dorking is an extremely popular area for walkers, cyclists, and with National Trust visitors.

Tenure

Freehold

EPC

D

Council Tax Band

G



 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 285.4 sq m / 3072 sq ft
Garage / Store = 25.7 sq m / 277 sq ft
Total = 311.1 sq m / 3349 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. (ID1281085)
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