



Horsham Road

Dorking

Guide Price £950,000

Property Features

- DETACHED PERIOD HOME
- FOUR BEDROOMS & TWO BATHROOMS
- 18FT SITTING ROOM WITH BAY WINDOW & FIREPLACE
- DINING ROOM & SEPARATE FAMILY ROOM
- OVER 2100 SQ FT IN TOTAL
- 16FT PRINCIPAL BEDROOM WITH LARGE ENSUITE
- FRONT & REAR GARDENS
- SHORT WALK TO THE HIGH STREET & MEADOWBANK PARK
- PERIOD FEATURES
- SHORT DRIVE TO MAINLINE TRAIN STATIONS



Full Description

A substantial detached four-bedroom, two-bathroom, family home of over 2,100 sq ft arranged across three floors, including a useful bonus cellar, this impressive residence showcases an abundance of period charm combined with generous and versatile living space. Beautifully positioned in the heart of Dorking town centre, the property is just a short walk from the high street, local shops, highly regarded schools and miles of surrounding open countryside.

The property is approached via a welcoming entrance hall which immediately sets the tone for the character and elegance found throughout, with high ceilings and attractive period detailing. To the front, the impressive sitting room measures approximately 18 ft and features a stunning bay window framed by original wooden shutters. A log effect gas fire forms a charming focal point, with ample space for comfortable seating, creating an inviting room ideal for both relaxing and entertaining. Adjacent is the dining room, complete with a feature fireplace and space for a full family dining table and chairs, enjoying pleasant views to the front. This room flows seamlessly into the kitchen, fitted with a range of traditional units complemented by generous work surfaces and open shelving. From here, there is access down to the cellar as well as French doors opening directly onto the rear garden, creating a natural connection between indoor and outdoor living. The cellar provides valuable bonus storage or potential for further use, subject to requirements and is split into one main area measuring 13'3 x 8'10 along with three further storage areas. Completing the ground floor is a versatile family room measuring approximately 12'11 x 11'9, ideal as a snug, playroom or home office, alongside a convenient ground floor W/C.

Upstairs there are four bedrooms, the main bedroom is an excellent size and features a large bay window as well as a spacious bathroom, complete with a bath and separate shower cubicle. Bedrooms two and three are almost identical in size, with plenty of room for additional furniture whilst bedroom four is a comfortable single, which would also make an ideal home office. Finishing off the first floor is a second bathroom, complete with white suite and full-sized bath.

Another advantage of this property is the large loft which offers lots of potential to create further rooms STPP.

Outside

The home is set back from the road via a low maintenance front garden which provides access to the front door and round to the rear garden. The pretty Southwest facing rear garden offers a generous mix of decking and lawn, enclosed by fencing and attractive red brick on two sides creating a private and secluded space to enjoy all year round.

Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity. The property has a high speed broadband connection.

Dorking town offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking railway station (Victoria and Waterloo in approx 50 minutes) being within close proximity (1 mile). The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8. The general area is famous for its outstanding countryside including Ranmore and Boxhill (National Trust) and is ideal for the walking and riding enthusiast and Denbies, England's largest vineyard, where they run daily tours.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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.



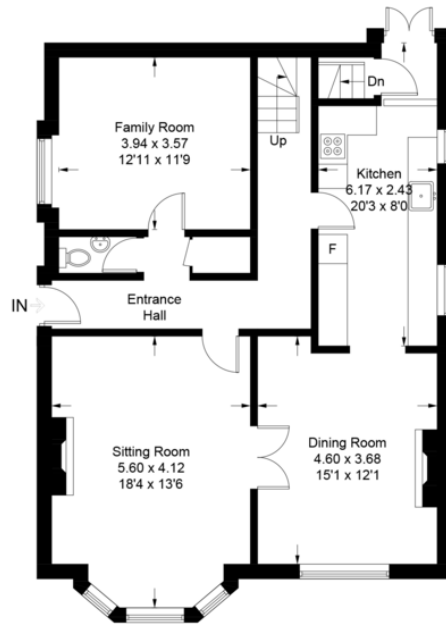


Horsham Road, RH4

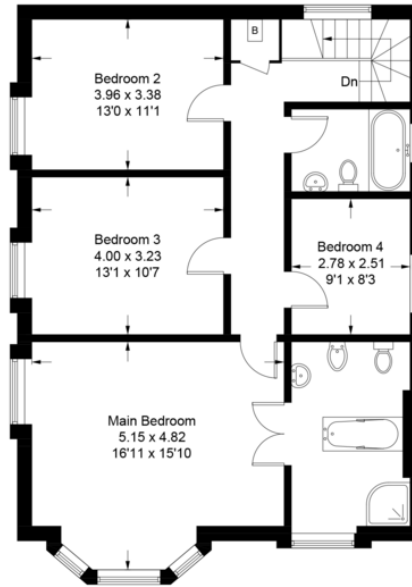
Approximate Gross Internal Area = 169.8 sq m / 1828 sq ft
 Cellar = 25.8 sq m / 278 sq ft
 Total = 195.6 sq m / 2106 sq ft



Cellar



Ground Floor



First Floor



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1292037)

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

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		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

