



APARTMENT LIVING ♦ CENTRAL DORKING



CENTRAL
IN DORKING
BY NATURE
JUST BEYOND



KING CHARLES HOUSE

In the centre of historic Dorking, a prime location building has been carefully reimagined into an exclusive collection of one, two, and three bedroom apartments. Blending contemporary design, open-plan living, and high specification throughout, these homes offer an enviable lifestyle at the heart of the Surrey Hills - perfectly positioned for both countryside escapes and effortless road & rail connections to London, Guildford and the South Coast.



WELCOME

TO DESIRABLE DORKING

Dorking is a historic market town where independent spirit meets contemporary living, surrounded by some of Surrey's most renowned countryside landmarks.





HIGH STREET

THE DEEPDENE TRAIL

SOUTH STREET

WEST STREET

ST MARTIN'S CHURCH

CHURCH STREET



Dorking High Street shops are set within an attractive blend of Georgian and Victorian period buildings.

With Box Hill, Leith Hill and Denbies Wine Estate close by, Dorking offers the perfect blend of countryside and convenience. Its vibrant High Street features independent boutiques, artisan cafés, restaurants, supermarkets and everyday amenities,

while West Street's renowned Antiques Quarter is home to specialist dealers and vintage treasures. Rich in heritage and community spirit, Dorking also offers excellent schools, leisure facilities and superb transport links.



SURROUNDED

BY THE SURREY HILLS

Surrey Hills
National
Landscape

Dorking lies in the Mole Gap, nestled within a valley beneath the rolling slopes of the Surrey Hills National Landscape. Iconic landmark high points such as Box Hill and Leith Hill are on its doorstep.



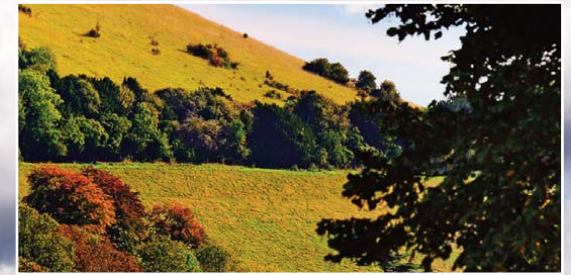
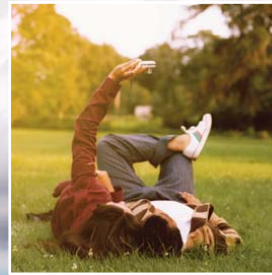
Views of the Surrey Hills from the 3rd floor of King Charles House.



River Mole Stepping Stones.



At the top of Leith Hill.



The base of Box Hill.



CENTRAL

ESSENTIALS



SHOPPING & RETAIL

1	West Street antique shops and boutiques	2 mins
2	Sainsburys	3 mins
3	Waitrose & Partners	4 mins
4	Marks and Spencer	5 mins
5	FatFace	5 mins
6	Clarks Shoes	5 mins
7	T J Jones	5 mins
8	Millets Outdoors	6 mins

SOCIALISING

9	Turkuaz Restaurant	5 mins
10	Arto Restaurant	6 mins
11	White Horse Hotel by Heartwood Inns	6 mins
12	Sorrell Restaurant by Steve Drake	7 mins
13	Pizza Express	8 mins

LEISURE & INTEREST

14	Dorking Library	5 mins
15	St. Martin's Church	5 mins
16	Meadowbank Stadium (Home of Dorking Wanderers)	6 mins
17	Meadowbank Park	9 mins
18	Dorking Halls and Cinema	11 mins
19	Dorking Sports Centre	11 mins

RAIL

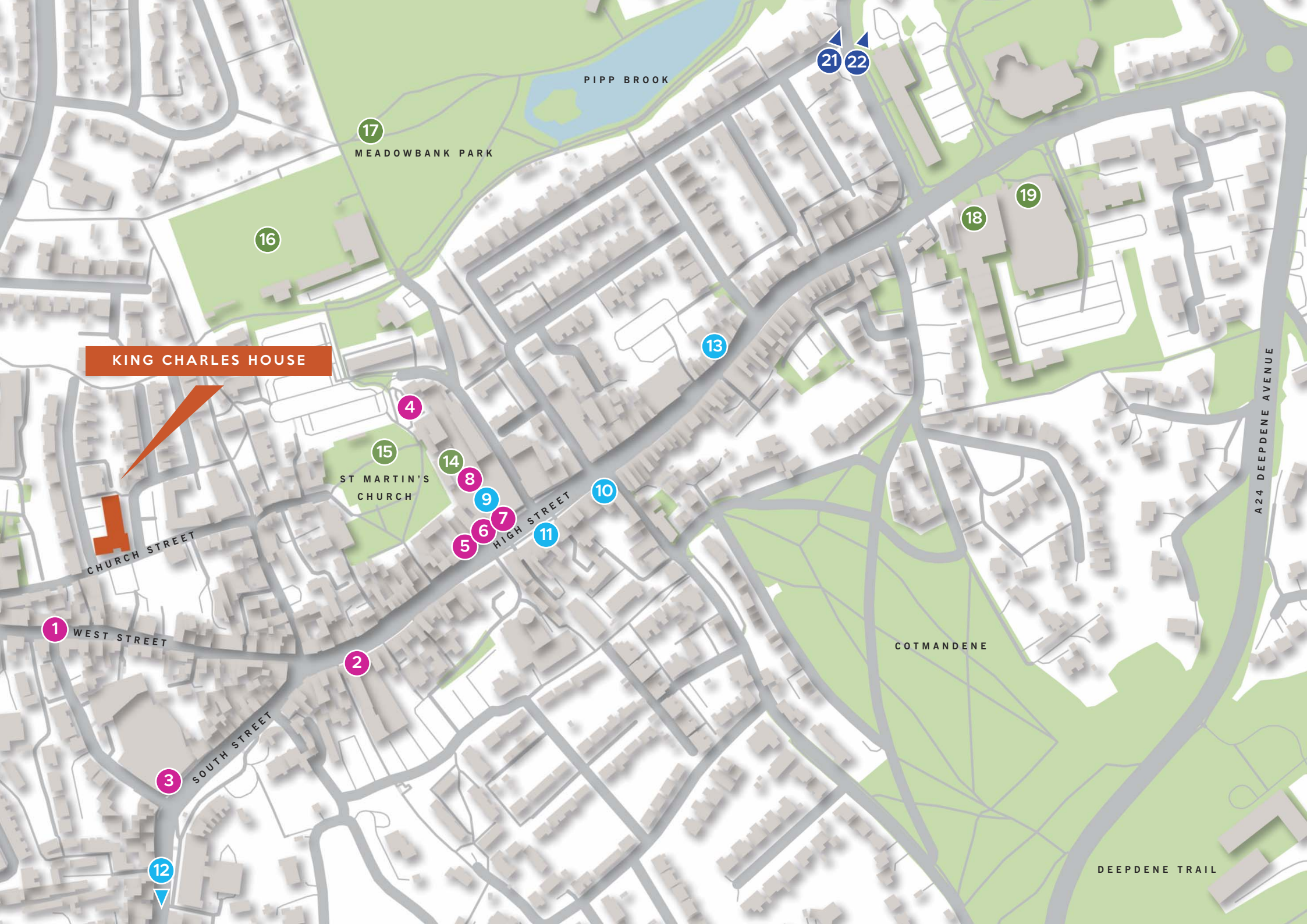
20	Dorking West Train Station	10 mins
21	Dorking Deepdene Train Station	17 mins
22	Dorking (main) Train Station	21 mins

FURTHER AFIELD



Tesco Express	6 mins
The Watermill Pub & Restaurant	6 mins
Wotton Hatch Pub & Restaurant	7 mins
Stepping Stones Walk, River Mole	7 mins
Denbies Wine Estate	7 mins
Box Hill National Trust	12 mins
Buckland Park Lake	13 mins
Leith Hill National Trust	19 mins





PIPP BROOK

17

MEADOWBANK PARK

16

21

22

19

18

13

KING CHARLES HOUSE

4

15

ST MARTIN'S
CHURCH

14

8

9

7

6

5

10

11

HIGH STREET

CHURCH STREET

1

WEST STREET

2

3

SOUTH STREET

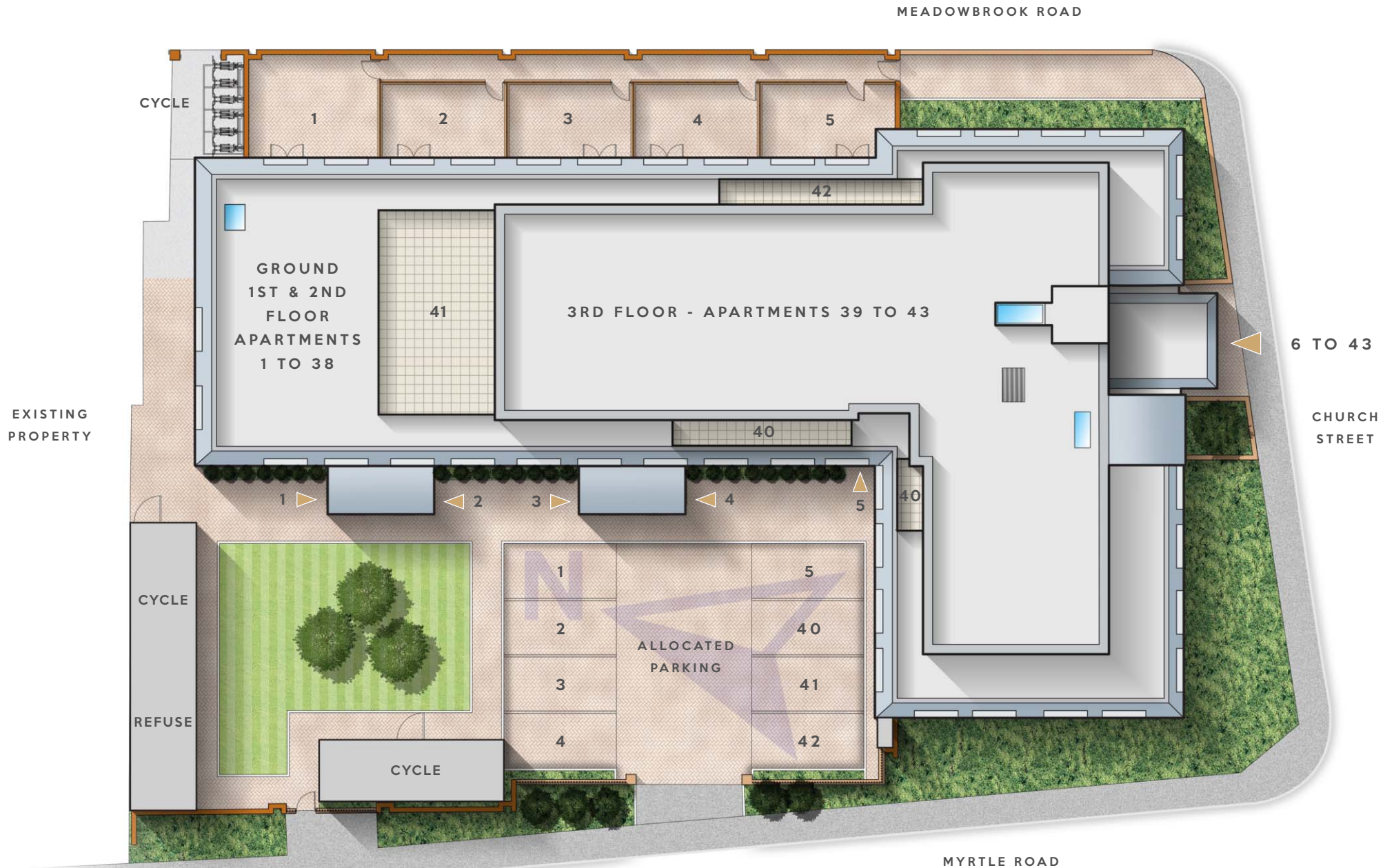
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COTMANDENE

A24 DEEPDENE AVENUE

DEEPDENE TRAIL

OVER
AND ABOVE...



Plan is not to scale. Materials, surfaces and landscaping are indicative only.



GROUND FLOOR APARTMENTS



ONE BEDROOM



TWO BEDROOMS



THREE BEDROOMS

NO. ONE

Kitchen/Living/Dining	8.63m x 4.64m	28'3" x 15'2"
Bedroom 1	5.76m x 2.90m	18'9" x 9'5"
Bedroom 2	4.09m x 2.74m	13'4" x 9'0"
Bedroom 3	4.09m x 2.15m	13'4" x 7'1"
Total Internal Living Area: 86.4 sq m / 930 sq ft		

NO. TWO

Kitchen/Living/Dining	6.13m x 5.36m	20'11" x 17'6"
Bedroom 1	4.79m x 2.74m	15'7" x 9'0"
Bedroom 2	4.79m x 2.52m	15'7" x 8'3"
Total Internal Living Area: 72 sq m / 775 sq ft		

NO. THREE

Kitchen/Living/Dining	6.13m x 5.34m	20'11" x 17'6"
Bedroom 1	4.79m x 2.73m	15'7" x 8'11"
Bedroom 2	4.79m x 2.52m	15'7" x 8'3"
Total Internal Living Area: 71.6 sq m / 771 sq ft		

NO. FOUR

Kitchen/Living/Dining	6.13m x 5.34m	20'11" x 17'6"
Bedroom 1	4.79m x 2.73m	15'7" x 8'10"
Bedroom 2	4.79m x 2.52m	15'7" x 8'3"
Total Internal Living Area: 71.8 sq m / 773 sq ft		

NO. FIVE

Kitchen/Living/Dining	6.59m x 5.90m	21'6" x 19'4"
Bedroom 1	5.09m x 2.51m	16'7" x 8'2"
Bedroom 2	4.49m x 2.52m	14'7" x 8'3"
Total Internal Living Area: 76.9 sq m / 828 sq ft		

NO. SIX

Kitchen/Living/Dining	3.96m x 3.78m	13'0" x 12'4"
Bedroom	5.12m x 2.60m	16'8" x 8'5"
Total Internal Living Area: 39 sq m / 420 sq ft		

NO. SEVEN

Kitchen/Living/Dining	6.50m x 4.10m	21'3" x 13'5"
Bedroom	4.19m x 2.42m	13'7" x 7'10"
Total Internal Living Area: 41.2 sq m / 443 sq ft		

NO. EIGHT

Kitchen/Living/Dining	7.35m x 3.60m	24'11" x 11'8"
Bedroom	3.45m x 3.16m	11'3" x 10'4"
Total Internal Living Area: 45.1 sq m / 486 sq ft		

NO. NINE

Kitchen/Living/Dining	5.51m x 3.55m	18'1" x 11'7"
Bedroom	5.33m x 2.47m	17'5" x 8'1"
Total Internal Living Area: 47.2 sq m / 509 sq ft		

NO. TEN

Kitchen/Living/Dining	6.62m x 3.43m	21'7" x 11'3"
Bedroom	3.38m x 3.00m	11'1" x 9'9"
Total Internal Living Area: 43 sq m / 463 sq ft		

C = CUPBOARD AC = HOT WATER CYLINDER U = UTILITY (WASHER / DRYER)

Plans are not to scale. Dimensions are to the maximum measurement and are for guidance only. They are +/- 50mm to allow for a degree of 'as-built' tolerance.
William George Homes reserve the right to change specification during the course of construction.



GROUND FLOOR APARTMENTS





FIRST FLOOR APARTMENTS

ONE BEDROOM

NO. ELEVEN

Kitchen/Living/Dining	7.85m x 3.04m	25'8" x 9'10"
Bedroom	3.04m x 3.04m	10'0" x 9'10"
Total Internal Living Area: 45.5 sq m / 490 sq ft		

NO. TWELVE

Kitchen/Living/Dining	4.80m x 1.84m	15'8" x 6'0"
Bedroom	3.73m x 2.58m	12'2" x 8'5"
Total Internal Living Area: 40 sq m / 431 sq ft		

NO. THIRTEEN

Kitchen/Living/Dining	4.94m x 2.72m	16'2" x 8'10"
Bedroom	3.55m x 2.74m	11'7" x 9'0"
Total Internal Living Area: 38 sq m / 409 sq ft		

NO. FOURTEEN

Kitchen	3.14m x 2.83m	10'3" x 9'3"
Living/Dining	4.90m x 2.97m	16'1" x 9'8"
Bedroom	2.56m x 2.54m	8'4" x 8'3"
Total Internal Living Area: 42 sq m / 452 sq ft		

NO. FIFTEEN

Kitchen	2.70m x 2.58m	8'9" x 8'5"
Living/Dining	3.76m x 2.83m	12'3" x 9'3"
Bedroom	3.76m x 2.65m	12'4" x 8'7"
Total Internal Living Area: 37 sq m / 398 sq ft		

NO. SIXTEEN

Kitchen/Living/Dining	5.53m x 3.26m	18'2" x 10'7"
Bedroom	4.36m x 2.59m	14'3" x 8'5"
Total Internal Living Area: 37.2 sq m / 400 sq ft		

NO. SEVENTEEN

Kitchen	2.82m x 2.70m	8'9" x 9'3"
Living/Dining	4.69m x 2.63m	15'4" x 8'7"
Bedroom	3.26m x 2.67m	10'7" x 8'8"
Total Internal Living Area: 37.5 sq m / 404 sq ft		

NO. EIGHTEEN

Kitchen/Living/Dining	5.11m x 4.34m	16'8" x 14'3"
Bedroom	4.17m x 2.47m	13'7" x 8'1"
Total Internal Living Area: 41.2 sq m / 443 sq ft		

NO. NINETEEN

Kitchen	3.21m x 2.78m	10'5" x 9'1"
Living/Dining	4.43m x 2.49m	14'6" x 8'2"
Bedroom	3.18m x 2.51m	10'4" x 8'2"
Total Internal Living Area: 39.1 sq m / 421 sq ft		

NO. TWENTY

Kitchen/Living/Dining	5.61m x 2.77m	18'4" x 9'1"
Bedroom	2.51m x 2.49m	8'2" x 8'2"
Total Internal Living Area: 38.2 sq m / 411 sq ft		

NO. TWENTY-ONE

Kitchen	2.88m x 2.82m	9'5" x 9'3"
Living/Dining	4.58m x 2.28m	15'0" x 7'5"
Bedroom	3.48m x 3.03m	11'4" x 9'10"
Total Internal Living Area: 39 sq m / 420 sq ft		

NO. TWENTY-TWO

Kitchen	3.93m x 2.40m	12'10" x 7'9"
Living/Dining	3.48m x 2.94m	11'5" x 9'7"
Bedroom	3.97m x 2.67m	13'0" x 8'8"
Total Internal Living Area: 43.5 sq m / 468 sq ft		

NO. TWENTY-THREE

Kitchen/Living/Dining	5.85m x 3.87m	19'2" x 12'8"
Bedroom	4.81m x 2.53m	15'8" x 8'3"
Total Internal Living Area: 39.8 sq m / 428 sq ft		

NO. TWENTY-FOUR

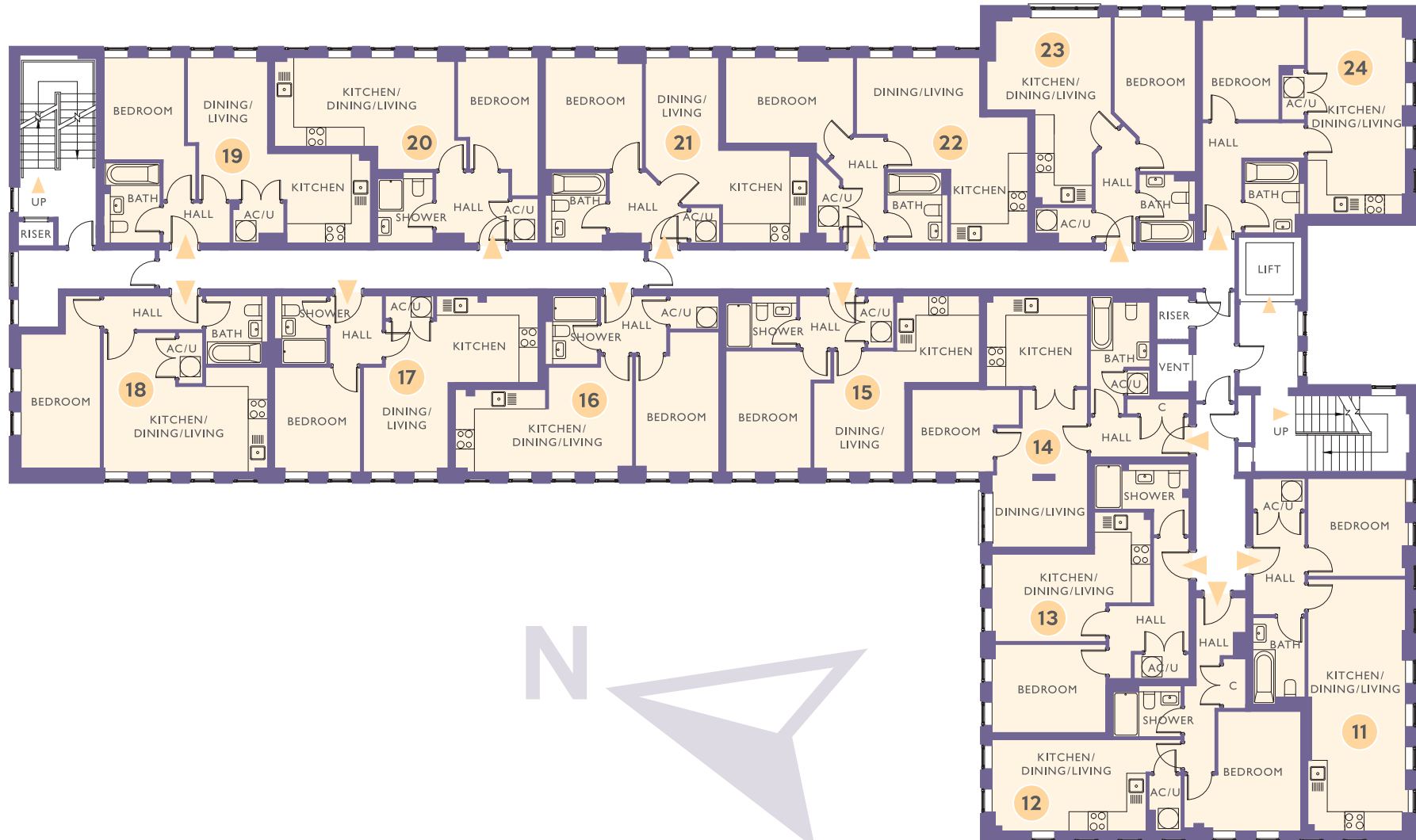
Kitchen/Living/Dining	6.15m x 3.06m	20'2" x 10'0"
Bedroom	3.20m x 3.17m	10'5" x 10'4"
Total Internal Living Area: 41.7 sq m / 449 sq ft		

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FIRST FLOOR APARTMENTS





SECOND FLOOR APARTMENTS

ONE BEDROOM

NO. TWENTY-FIVE

Kitchen/Living/Dining	7.88m x 3.11m	25'9" x 10'2"
Bedroom	3.11m x 3.04m	10'2" x 9'10"
Total Internal Living Area: 46.5 sq m / 501 sq ft		

NO. TWENTY-SIX

Kitchen/Living/Dining	4.89m x 2.88m	16'1" x 9'5"
Bedroom	3.76m x 2.58m	12'3" x 8'5"
Total Internal Living Area: 40 sq m / 431 sq ft		

NO. TWENTY-SEVEN

Kitchen/Living/Dining	5.02m x 2.72m	16'5" x 8'10"
Bedroom	3.64m x 2.74m	11'9" x 8'10"
Total Internal Living Area: 38 sq m / 409 sq ft		

NO. TWENTY-EIGHT

Kitchen	3.14m x 2.83m	10'3" x 9'3"
Living/Dining	4.91m x 3.05m	16'1" x 10'0"
Bedroom	3.34m x 2.60m	11'0" x 8'5"
Total Internal Living Area: 42 sq m / 452 sq ft		

NO. TWENTY-NINE

Kitchen	2.70m x 2.58m	8'9" x 8'5"
Living/Dining	2.83m x 2.80m	9'3" x 9'2"
Bedroom	3.80m x 2.65m	12'5" x 8'7"
Total Internal Living Area: 37 sq m / 398 sq ft		

NO. THIRTY

Kitchen/Living/Dining	5.53m x 3.29m	18'1" x 10'8"
Bedroom	4.39m x 2.59m	14'4" x 8'5"
Total Internal Living Area: 37.2 sq m / 400 sq ft		

NO. THIRTY-ONE

Kitchen	2.82m x 2.70m	9'3" x 8'9"
Living/Dining	4.72m x 2.63m	15'5" x 8'7"
Bedroom	3.29m x 2.67m	10'8" x 8'8"
Total Internal Living Area: 37.5 sq m / 404 sq ft		

NO. THIRTY-TWO

Kitchen/Living/Dining	5.11m x 4.37m	16'8" x 14'3"
Bedroom	4.32m x 2.40m	14'2" x 7'9"
Total Internal Living Area: 41.2 sq m / 443 sq ft		

NO. THIRTY-THREE

Kitchen	3.21m x 2.78m	10'5" x 9'1"
Living/Dining	4.54m x 2.49m	14'10" x 8'2"
Bedroom	3.29m x 2.51m	10'8" x 8'2"
Total Internal Living Area: 39.1 sq m / 421 sq ft		

NO. THIRTY-FOUR

Kitchen/Living/Dining	5.61m x 3.59m	18'4" x 11'8"
Bedroom	3.59m x 2.51m	11'8" x 8'2"
Total Internal Living Area: 38.2 sq m / 411 sq ft		

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Kitchen	2.88m x 2.82m	9'5" x 9'3"
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Bedroom	3.59m x 3.10m	11'8" x 10'2"
Total Internal Living Area: 39 sq m / 420 sq ft		

NO. THIRTY-SIX

Kitchen	3.93m x 2.40m	12'9" x 7'9"
Living/Dining	3.85m x 3.59m	12'6" x 11'8"
Bedroom	3.97m x 2.78m	13'0" x 9'1"
Total Internal Living Area: 43.5 sq m / 468 sq ft		

NO. THIRTY-SEVEN

Kitchen/Living/Dining	5.96m x 3.89m	19'6" x 12'8"
Bedroom	4.92m x 2.53m	16'2" x 8'3"
Total Internal Living Area: 39.8 sq m / 428 sq ft		

NO. THIRTY-EIGHT

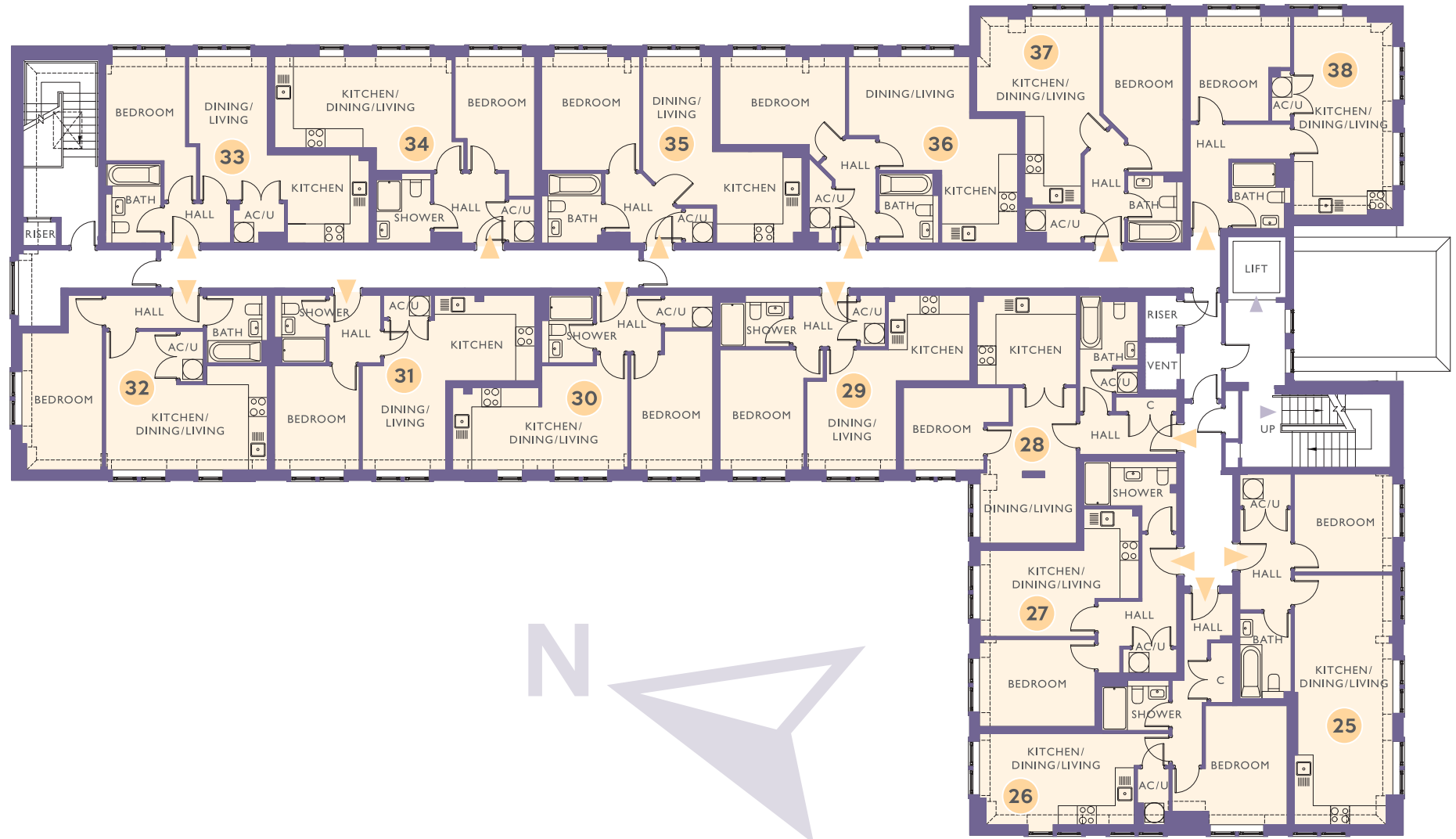
Kitchen/Living/Dining	5.92m x 3.13m	19'5" x 10'3"
Bedroom	3.31m x 3.17m	10'9" x 10'4"
Total Internal Living Area: 41.7 sq m / 449 sq ft		

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SECOND FLOOR APARTMENTS





THIRD FLOOR APARTMENTS

● ONE BEDROOM ● TWO BEDROOMS

NO. THIRTY-NINE

Kitchen/Living/Dining 5.09m x 4.22m 16'7" x 13'9"
Bedroom 3.75m x 3.07m 12'3" x 10'1"
Total Internal Living Area: 50 sq m/ 538 sq ft

NO. FORTY

Kitchen/Living/Dining 8.46m x 4.69m 27'8" x 15'4"
Bedroom 1 4.52m x 2.28m 14'9" x 7'5"
Bedroom 2 3.83m x 3.38m 12'6" x 11'1"
Total Internal Living Area: 70.1 sq m/ 755 sq ft

NO. FORTY-ONE

Kitchen/Living/Dining 8.72m x 3.97m 28'6" x 13'0"
Bedroom 1 3.51m x 3.31m 11'5" x 10'9"
Bedroom 2 3.41m x 2.99m 11'2" x 9'8"
Total Internal Living Area: 80 sq m/ 861 sq ft

NO. FORTY-TWO

Kitchen/Living/Dining 4.76m x 3.65m 15'6" x 11'10"
Bedroom 3.17m x 2.55m 10'4" x 8'4"
Total Internal Living Area: 37 sq m/ 398 sq ft

NO. FORTY-THREE

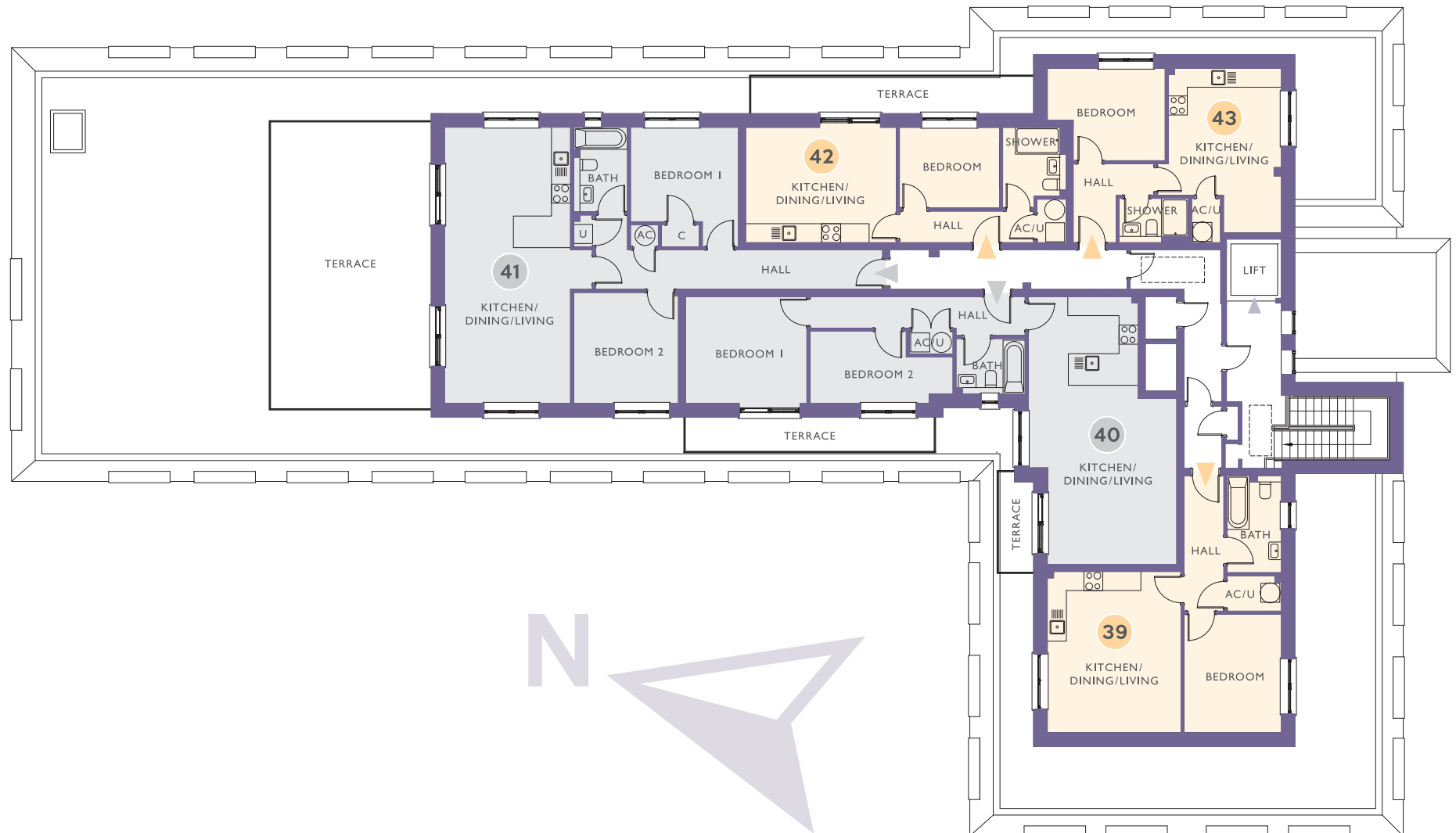
Kitchen/Living/Dining 5.21m x 3.57m 17'1" x 11'8"
Bedroom 3.73m x 2.92m 12'2" x 9'6"
Total Internal Living Area: 37 sq m/ 398 sq ft

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THIRD FLOOR APARTMENTS



A large, stylized, light grey leaf graphic is positioned on the left side of the page, partially overlapping the dark background and the text area. It has a central vein and several pointed lobes.

FORM

AND FUNCTION

From beautifully appointed ground-floor apartments with private terraces to exquisite penthouses with roof terrace views, every home at King Charles House is defined by exceptional craftsmanship, contemporary design and timeless elegance. Thoughtfully considered in

every detail, each apartment reflects the uncompromising standards synonymous with William George Homes. Seamlessly balancing aesthetic appeal with everyday practicality, the specification has been carefully curated to combine sophisticated style with enduring quality.



FOR THE MODERN LIFESTYLE

Quooker

KITCHEN

- Contemporary fitted kitchens by Omega with handleless soft close kitchen cabinetry
- Quality work surfaces with matching upstands*
- Contemporary stainless-steel sink and tapware in chrome or stainless-steel finishes*
- Selected apartments benefit from a Quooker boiling water tap*
- Bosch appliances including induction hob, single oven, recessed recirculating extractor fan and integrated dishwasher
- Integrated tall fridge freezer
- Selected apartments benefit from an integrated microwave oven seamlessly incorporated into the kitchen design*
- Washer/dryer within the kitchen or service/utility cupboard, depending on apartment layout*

BATHROOM & EN-SUITES

- Roca polished chrome mixer taps and fittings
- Contemporary Roca thermostatic shower fittings in polished chrome, featuring a rainfall shower head and separate hand shower*
- Bath/shower arrangements vary by apartment, with selected homes featuring a bath with shower over*
- Contemporary Roca white sanitaryware throughout
- Wall-hung WC with soft-close seat
- Roca steel enamel bath to selected apartments*
- Resin stone shower tray and chrome effect shower enclosure to selected apartments*
- Contemporary Roca glazed bath screens to selected apartments*
- Chrome ladder electric heated towel rail with controlled programmer

- Contemporary matt porcelain wall tiling to principal walls
- Feature textured porcelain tiling to bath and shower areas
- Matt porcelain floor tiling throughout
- Coordinated porcelain tiling to bath panels
- Illuminated heated mirror cabinet with integrated shaver socket
- Contemporary Roca vanity units to all bathrooms, and en-suite in apartment one
- Chrome bathroom accessories including towel rail/ring, toilet roll holder
- Quartz worktop to service boxing to selected apartments*

INTERIOR FINISHES

- Secure walnut veneer entrance doors
- Brushed stainless steel ironmongery
- Contemporary white panelled effect internal doors with matching architraves and skirting boards
- Wood-effect flooring to all rooms except bedrooms and bathrooms
- Luxury fitted carpets with quality underlay to bedrooms
- Private terraces to selected apartments with direct access via French or sliding doors*

LIGHTING AND ELECTRICAL

- Energy-efficient recessed LED downlighting throughout
- Energy-efficient LED feature lighting to kitchen cabinetry
- Contemporary brushed metal plug sockets to selected apartments*
- USB charging points to selected apartments*

CONNECTIVITY

- High-speed fibre optic broadband connection (up to 1Gb, subject to provider)
- Dedicated Ethernet cable points for TV position in living area and principal bedrooms*
- Fully networked for media connectivity

HEATING, COMFORT AND EFFICIENCY

- Energy-efficient heating systems with smart controls to selected apartments*
- Wet underfloor heating to new build apartments*
- Air source heat pump systems providing efficient hot water and underfloor heating with smart controls to selected apartments*
- Pressurised hot water system
- Contemporary heated towel rails to bathrooms, and en-suite of apartment one with programmable time control
- Trickle vents to windows for secure ventilation
- High levels of insulation for enhanced thermal comfort and efficiency
- Continuous mechanical ventilation systems providing fresh air circulation throughout*
- Built to current Building Regulation standards, including acoustic sound insulation between apartments

SECURITY AND PEACE OF MIND

- Secure entry systems with video intercom for controlled access
- High-performance double-glazed windows and doors with multi-point locking systems*
- Mains-operated smoke and heat detection systems with battery backup
- External LED lighting to communal and private areas for enhanced safety and convenience

LIFESTYLE & DEVELOPMENT FEATURES

- Low-carbon, air source heat pump to selected apartments*
- EV car charging points for residents (use chargeable via account) to selected apartments*
- Allocated parking spaces to selected apartments*
- Lift access to all floors for ease and convenience
- Secure cycle storage with lockable charging provision
- External lighting
- Landscaped shared amenity gardens
- Private raised decking terraces, and entrance porches to selected apartments*
- Secure covered bin store
- Secure resident entrance with dedicated mail and parcel facilities, with private external entrances to Apartments one to five*
- Designed for accessible, modern living throughout

WARRANTY

- Peace of mind provided by a 10-year ICW build warranty







YOUR DEVELOPER



Founded in 1998, **William George Homes** is a private developer creating exceptional homes across London and the South East. Renowned for outstanding craftsmanship and meticulous attention to detail, every home is thoughtfully

designed to maximise light, space and modern functionality. Combining timeless design with quality construction, our skilled team is committed to delivering homes that exceed expectations. Underpinning everything we do is a

customer-first approach, ensuring every stage of the home-buying journey is straightforward, enjoyable and supported by exceptional personal service.

EASY CONNECTIONS FOR EVERY JOURNEY



BY RAIL

Dorking West Train Station	0.4 miles..... Guildford	24 mins
Dorking Deepdene Train Station	0.7 miles..... Gatwick Airport	27 mins
Dorking (Main) Train Station	0.9 miles..... London Waterloo	52 mins



BY ROAD

M25 Motorway (JCT 9)	6.7 miles
Guildford County Town	11.5 miles
London Gatwick Airport	12.8 miles
A3 Dual Carriageway	15 miles
Central London (Victoria Station)	28 miles
South Coast (Little Hampton)	65 miles





CHURCH STREET, DORKING, SURREY, RH4 1DF



WILLIAM GEORGE
H O M E S

 **patrick
gardner**
LAND AND NEW HOMES
patrickgardner.com

ENQUIRIES
01372 360832