



33 Marley Rise, Dorking, Surrey, RH4 3DY

Guide Price £1,075,000



- MODERN DETACHED HOME
- OPEN PLAN KITCHEN/DINING ROOM
- MASTER BEDROOM WITH ENSUITE
- LARGE DRIVEWAY AND GARAGE
- LANDSCAPED GARDENS
- FOUR DOUBLE BEDROOMS
- TWO FORMAL RECEPTION ROOMS
- SUPERB CONDITION
- PRIVATE DEVELOPMENT
- SOUGHT AFTER LOCATION

Description

This superbly presented four-bedroom detached home offers bright and spacious accommodation arranged over two floors. Situated in a private residential cul de sac on the outskirts of Dorking, further benefits include landscaped gardens and a fantastic open plan kitchen/dining room.

The accommodation comprises of an entrance hall that provides access to all principle rooms. Two formal reception rooms sit to the front of the property and enjoy large bay windows with varying aspects. The open plan kitchen/dining room (26'8 x 16'1) is a particular feature of the home with wonderful views of the landscaped garden and direct access via bi-folding doors to the rear terrace. The modern kitchen includes a range of integrated appliances with ample work surfaces and a breakfast bar. There is also a utility room.

The first floor consists of four double bedrooms that enjoy varying aspects. The master bedroom (15'1 x 13'0) includes built in wardrobes and an ensuite shower room. Three further generous bedrooms are serviced by a modern family bathroom.

Externally, to the front is a lawned front garden with hedgerow borders, driveway parking for numerous vehicles and a garage. To the rear is a beautiful, landscaped garden that provides a great place to entertain with a large patio, raised decking area and manicured lawn with various flower bed borders.

There is a service charge payable, £890 per annum.

Situation

Marley Rise is situated within easy reach of Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants, Coffee shops and Michelin Star restaurant Sorrel run by chef Steve Drake. There are also a number of popular gastro pubs.

The Dorking Halls, at the eastern end of the town, includes a cinema and a sports centre, as well as a 24-hour fitness centre.

There is a highly regarded selection of schools in Dorking, with the property located within close proximity to St Paul's and Powell Corderoy (primary provision) as well as The Ashcombe and The Priory (secondary provision).

Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes). There are two further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond.

To the north of the town is Denbies Vineyard, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks. In the immediate surrounding area is some of the country's finest walking, riding and cycling countryside with Box Hill, Ranmore, Leith Hill, Headley Heath and the Surrey Hills all close at hand. Nearby Golf courses include Betchworth, Effingham, Tyrells Wood and Beaverbrook.

Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles from Dorking.

Tenure

Freehold

EPC

C

Council Tax Band

G



Approximate Gross Internal Area = 148.3 sq m / 1596 sq ft
Garage = 17.8 sq m / 191 sq ft
Total = 166.1 sq m / 1787 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. (ID1293516)

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