



Marley Rise

Dorking

Offers In Excess Of £700,000

Property Features

- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- IMPRESSIVE 24FT LIVING ROOM WITH BIFOLD DOORS TO GARDEN
- CONTEMPORARY KITCHEN
- DRIVEWAY & SINGLE GARAGE
- PRINCIPAL BEDROOM WITH EN-SUITE
- ENCLOSED REAR GARDEN
- FAMILY BATHROOM & DOWNSTAIRS W/C
- HIGHLY DESIRABLE CUL DE SAC
- WALKING DISTANCE FROM DORKING TOWN CENTRE, EXCELLENT SCHOOLS, TENNIS CLUB & MAINLINE TRAIN STATIONS



Full Description

NO ONWARD CHAIN A beautifully presented three-bedroom detached family home offering over 1,600 sq ft of bright and versatile accommodation, complemented by a delightful south-west facing garden, garage, and generous driveway parking. Ideally situated within the highly sought-after, family-friendly development of Marley Rise, the property is just a short stroll from the heart of Dorking, with its excellent local schools, shops, restaurants, mainline train stations and access to miles of stunning open countryside, as well as a popular local tennis club.

Upon entering the property through a welcoming central hallway, you are led into the impressive contemporary kitchen, fitted with a range of stylish high-gloss units, built-in appliances, ample worktop space, and a charming bay window with seating. Wooden flooring provides a warm and neutral finish throughout. To the rear of the property sits the superb 24 ft living/dining room, an exceptional space flooded with natural light via large sliding bi-fold doors opening directly onto the garden. This room also benefits from a useful storage cupboard, ideal for everyday household items. A convenient downstairs W/C completes the ground floor accommodation. On the first floor, a spacious landing provides access to two well-proportioned bedrooms and the family bathroom. The principal bedroom is an excellent size, featuring wall-to-wall built-in storage and a private en-suite shower room. Bedroom two is another generous double room with built-in wardrobes and is situated adjacent to the modern family bathroom, fitted with a white suite, bath with wall-mounted shower, and contemporary tiling. Occupying the entire top floor, the generous 22'5 x 15'10ft third bedroom offers a bright, spacious and private space, enhanced by Velux windows and ample eaves storage, providing excellent flexibility to suit a variety of needs.

Externally, the front of the property benefits from a block-paved driveway providing parking for several vehicles, leading to a large, attached garage with side access through to the garden. An EV point provides charging for electric vehicles. The rear south-west facing garden is a particular highlight, featuring a raised patio area ideal for entertaining, alongside a generous lawn bordered by mature planting and well-stocked flower beds. A side access gate provides convenient access back to the front of the property. The property also features solar panels fitted at the rear elevation, for those who are eco-conscious.

This superb home offers an ideal blend of space, flexibility, and location, making it perfect for modern family living.

Council Tax & Utilities

This property falls under Council Tax Band F. The property is connected to mains water, drainage, gas and electricity. There is a broadband connection.

Please note: There is an annual service charge which includes the maintenance of the road, streetlights, hedges and the upkeep of resident's front lawns. From October 2025 to 1 April 2026 this was £324.00.

Location

Marley Rise is a peaceful small development offering properties built to a high standard by Linden Homes in 2012, situated in a tucked away, yet convenient location on the south side of Dorking. Dorking town centre offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Deepdene railway stations are a short 20-minute walk away offering a direct service into London Victoria and London Waterloo in approximately 50 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction offer direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store, excellent sports centre and The Dorking Hall regularly hosts cultural events. Dorking further benefits from a very good choice of schools including The Ashcombe (10-minute walk away) and The Priory at secondary level and St Pauls and St Martins (2 minute walk away) at primary level. The general area is famous for its outstanding countryside including 'The Nowe r', Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.





Marley Rise, RH4

Approximate Gross Internal Area = 124.1 sq m / 1336 sq ft
 (Excluding Reduced headroom)
 Garage = 18.1 sq m / 195 sq ft
 Reduced headroom = 6.9 sq m / 74 sq ft
 Total = 149.1 sq m / 1605 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 any decisions reliant upon them. (ID1309576)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

F

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

