



Newlands Vincent Lane, Dorking, Surrey, RH4 3HF

Guide Price £775,000



- DETACHED FAMILY HOME
- RECENTLY UPDATED
- SOUTH/WEST FACING GARDEN
- OPEN PLAN RECEPTION ROOM
- FAR REACHING VIEWS
- THREE BEDROOMS
- BEAUTIFUL MODERN KITCHEN
- POTENTIAL TO EXTEND STPP
- HOME OFFICE/STUDIO
- MODERN AND ORIGINAL FEATURES

Description

A superbly presented and recently updated three-bedroom detached family home offering bright and spacious accommodation arranged over two floors. Enjoying a secluded position close to Dorking town centre, further benefits include a South/West facing garden extending to approx. 120ft. and further potential to extend subject to the relevant consents.

Accommodation briefly comprises of a generous entrance hall that provides access to all principal rooms. The recently modernised and extended kitchen is a particular feature of the home. Presented in superb order with a range of base and full height units, a selection of integrated appliances and a large central island providing a great place to entertain. The double aspect living/dining room (18'7x13'5) includes beautiful Parquet flooring, a feature log burning stove and bi-folding doors that lead out to the rear terrace. A separate utility room and W.C completes the ground floor accommodation.

The first floor consists of three good size bedrooms that enjoy varying aspects. The master bedroom is beautifully presented and enjoys views of the garden and large built-in wardrobes. The second bedroom is another spacious room with further built in storage. The third bedroom is currently arranged as a home office. There is also a modern family bathroom and separate W.C.

Externally the property is set back from the road and enjoys a good degree of privacy with hedgerow borders and a pretty front lawn. The tiered rear garden is South/West facing and provides various areas to entertain and enjoy the surrounding views. There is also a fully serviced home office studio to the top of the garden that could be used in a variety of ways, currently arranged as a home office/T.V room.

Situation

Situated close to Dorking town centre with its excellent range of shops and restaurants which includes Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants, Coffee shops and Michelin Star Sorrel run by chef Steve Drake along with a number of well-regarded 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 with the property located within St Pauls School catchment and close to The Ashcombe, The Priory and The Powell Corderoy schools all within easy reach. Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) also there are 2 further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond. Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles from Dorking.

Tenure

Freehold

EPC

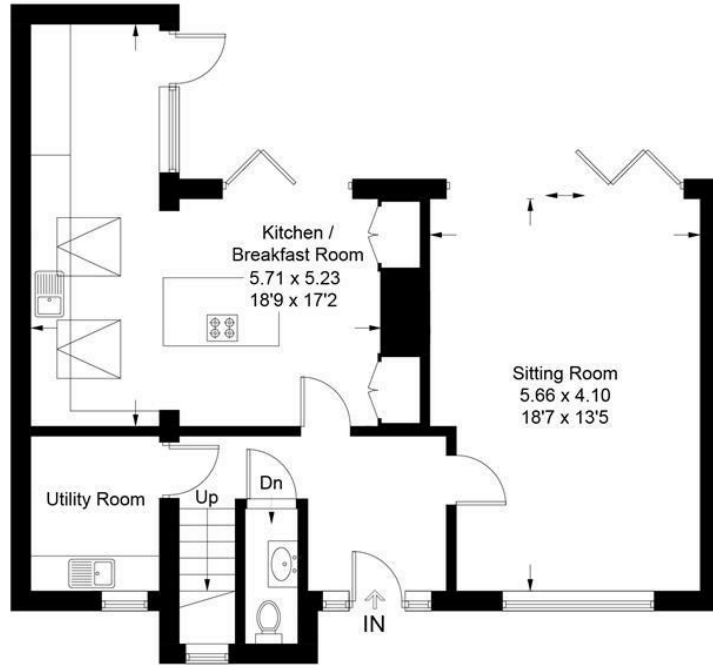
E

Council Tax Band

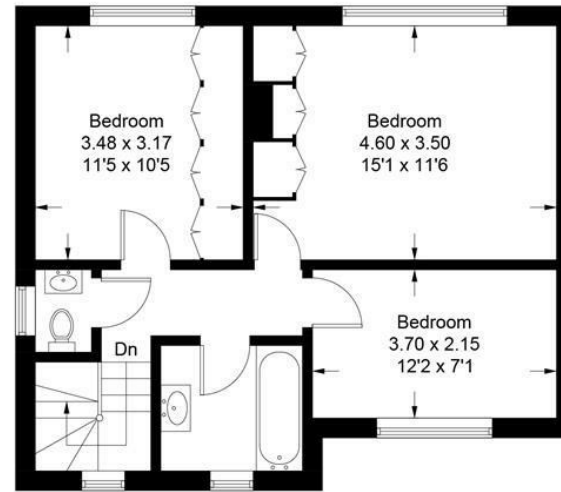
F



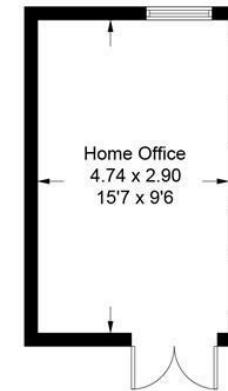
Approximate Gross Internal Area = 117.9 sq m / 1269 sq ft
Home Office = 13.8 sq m / 148 sq ft
Total = 131.7 sq m / 1417 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID1113554)

www.bagshawandhardy.com © 2026

171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 Email: dorking@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

