


11 Barrington Court, Dorking, RH4 3EL

Guide Price £495,000










- THREE BEDROOMS
- PRIME LOCATION
- UPDATED KITCHEN/DINING ROOM
- CONSERVATORY
- CUL DE SAC
- SEMI DETACHED HOME
- CLOSE TO DORKING TOWN CENTRE
- FORMAL SITTING ROOM
- LANDSCAPED GARDEN
- MODERN FAMILY BATHROOM

## Description

Situated at the end of a quiet cul-de-sac close, this attractive semi-detached home offers well-balanced accommodation, a superbly updated kitchen/dining room and a beautifully landscaped garden. Ideally positioned within comfortable walking distance of Dorking town centre, the property combines a peaceful residential setting with convenient access to local amenities.

The welcoming entrance leads into a formal sitting room, featuring pleasant views to the front and an attractive feature fireplace surround, creating a warm and inviting space in which to relax.

The recently updated kitchen/dining room forms the heart of the home and provides an excellent space for both everyday living and entertaining. Generously proportioned, it features an extensive range of base and full-height units, ample work surfaces and a substantial island incorporating a dining area. There is also space for the usual kitchen appliances, making this an attractive and practical setting for modern family life.

Adjoining the kitchen, the conservatory offers a versatile additional reception area adaptable to suit individual needs.

To the first floor are three well-proportioned bedrooms, complemented by a family bathroom, offering comfortable and flexible accommodation for families, couples or those requiring additional space to work from home.

Outside, the attractive walled garden has been thoughtfully landscaped to create a series of inviting areas for outdoor dining, entertaining and relaxation. The terrace provides the perfect setting for enjoying the warmer months, while the enclosed garden offers a welcome sense of privacy.

## Situation

Dorking is a friendly and bustling market town, situated in the heart of the Surrey Hills and the North Downs way. The High Street is full of local, independent stores as well as national supermarkets including Waitrose, Sainsbury's and Marks & Spencer.

In and around the town there are several excellent state schools, including St Josephs, St Martins, St. Pauls, St. Johns and Powell Corderoy, Dorking's oldest school, and secondary education with the Ashcombe and the Priory C of E. Within the general vicinity are many golf courses including the championship golf course at Walton Heath, the RAC Country Club at Epsom and the private members course at Beaverbrook near Leatherhead.

The countryside surrounding Dorking, part of the Surrey Hills AONB, is some of the most stunning that the UK has to offer and can be reached within minutes from the town. On its doorstep is the famous Box Hill, the stunning landscapes and woodlands of Leith Hill, Norbury Park, Ranmore Common and Holmwood Common, and slightly further afield, the ancient woodlands of Abinger Roughs and Netley Park. Walkers can also enjoy the Deepdene Trail and the Mole Gap Trail.

Junction 9 of the M25 (approximately five miles) provides convenient access to the national motorway network. Gatwick and Heathrow airports are approximately twelve and twenty-five miles away respectively, by local roads or the M25, which can be accessed at Junctions 8 or 9 (Reigate or Leatherhead).

Situated on the outskirts of Dorking, is Denbie's Wine Estate, England's largest vineyard and the town itself is well-served for music and culture by the art deco Dorking Halls, home of the Leith Hill Music Festival, and for sports and leisure activities, by the Dorking Sports Centre. Dorking is served by three train stations enabling easy access to London.

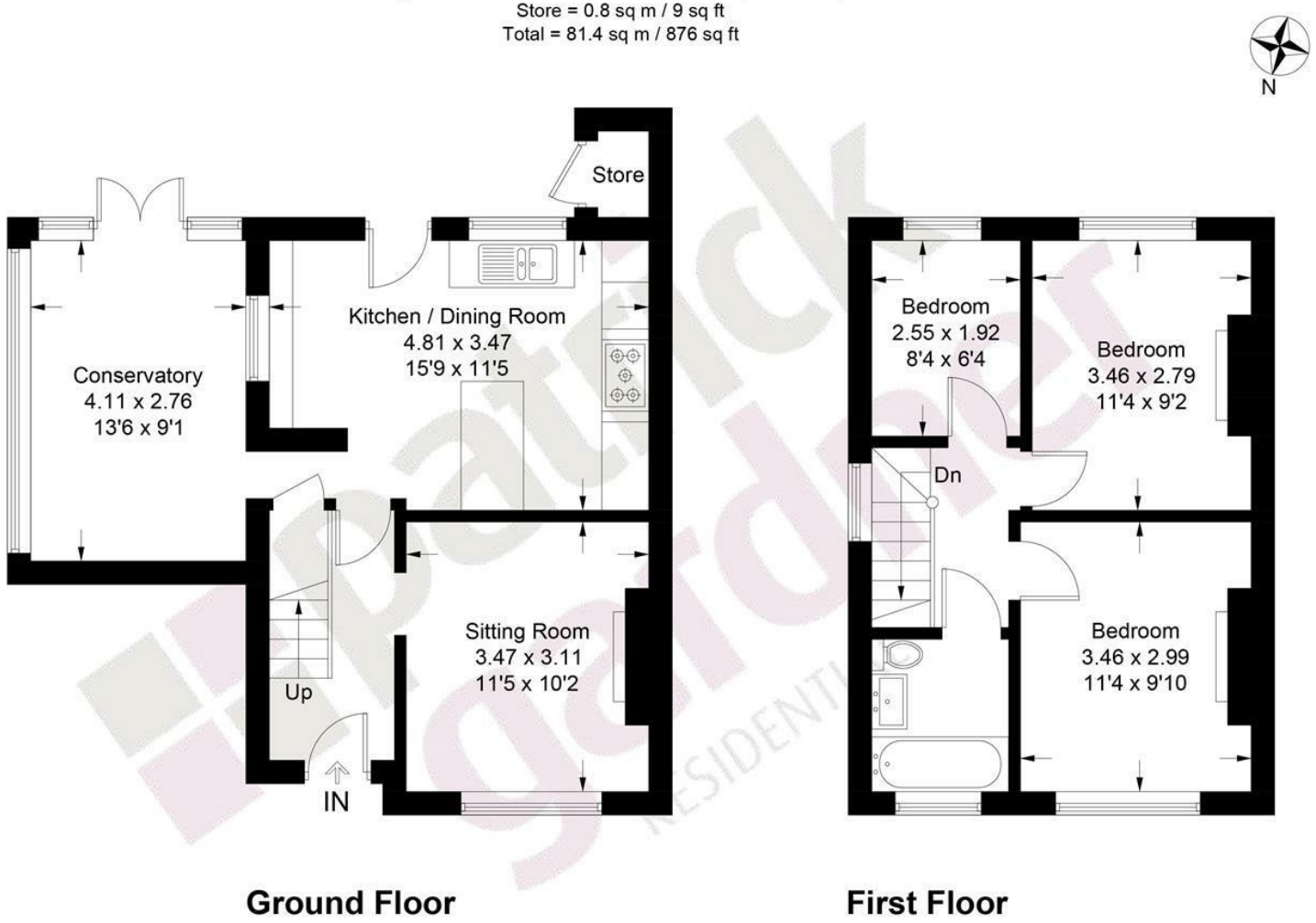
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|---|---|
| **Tenure** | Freehold |
| **EPC** | C |
| **Council Tax Band** | D |







Approximate Gross Internal Area = 80.6 sq m / 867 sq ft
Store = 0.8 sq m / 9 sq ft
Total = 81.4 sq m / 876 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. (ID1343044)

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

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