



36 Marley Rise, Dorking, Surrey, RH4 3DY

Offers In Excess Of £700,000



- ATTRACTIVE SEMI-DETACHED HOUSE
- SITUATED ON THE OUTSKIRTS OF DORKING
- DRIVEWAY PARKING + EV CHARGING POINT
- BI-FOLD DOORS TO TERRACE
- GARAGE - ADAPTED FOR USE AS OFFICE / GYM
- QUIET LOCATION ON PRIVATE DEVELOPMENT
- WITHIN EASY REACH OF DORKING TOWN
- IMPRESSIVE 25FT LIVING/DINING ROOM
- THREE BEDROOMS - ENSUITE TO MASTER
- OFFERED WITH NO ONWARD CHAIN

## Description

This beautifully presented three-bedroom home is tucked away in a quiet and private position on the outskirts of Dorking town centre. Forming part of the highly regarded Marley Rise development built in 2012, the property enjoys a peaceful residential setting while remaining within easy reach of the town's extensive amenities, making it ideal for families, professionals and downsizers alike.

Offering spacious and versatile accommodation arranged over three floors, the property begins with an entrance porch leading into a welcoming hallway with a downstairs cloakroom. To the rear is an impressive 25ft sitting/dining room featuring Karndean flooring and bi-fold doors opening onto the garden, creating an ideal space for both everyday living and entertaining. The modern kitchen/breakfast room is fitted with an excellent range of base and eye-level units, integrated appliances and stylish work surfaces.

On the first floor are two generous double bedrooms, with the principal bedroom benefitting from an en-suite shower room, while a well-appointed family bathroom serves this floor. Stairs rise to the second floor, where a further generously proportioned dual-aspect double bedroom completes the accommodation.

Outside, the property benefits from driveway parking for two vehicles and an attached garage with power and lighting, which has been adapted to provide a useful home office or flexible workspace.

The landscaped rear garden features a patio area ideal for al fresco dining, with the remainder laid to lawn and enhanced by mature planting and close-boarded fencing, together with convenient side pedestrian access.

Offered to the market with no onward chain, this superb home combines a peaceful setting with convenient access to Dorking High Street, local amenities and excellent transport links.



## Situation

Marley Rise is a sought-after modern development, quietly positioned on the outskirts of Dorking town centre. The location offers an excellent balance of tranquillity and convenience, with the town's extensive amenities, schools and transport links all within easy reach.

Dorking is a thriving market town nestled at the foot of the Surrey Hills National Landscape, surrounded by some of the county's most beautiful countryside. The bustling High Street offers an excellent mix of independent shops, cafés and restaurants, alongside well-known retailers including Waitrose, Marks & Spencer and Sainsbury's. The area is renowned for its outdoor pursuits, with nearby Box Hill, Leith Hill and Ranmore Common providing exceptional walking and cycling opportunities.

The town is well served by three railway stations offering services to London, Guildford and the South Coast, while a range of highly regarded schools and leisure facilities further enhance its appeal for families and professionals alike.

**Tenure**

Freehold

**EPC**

B

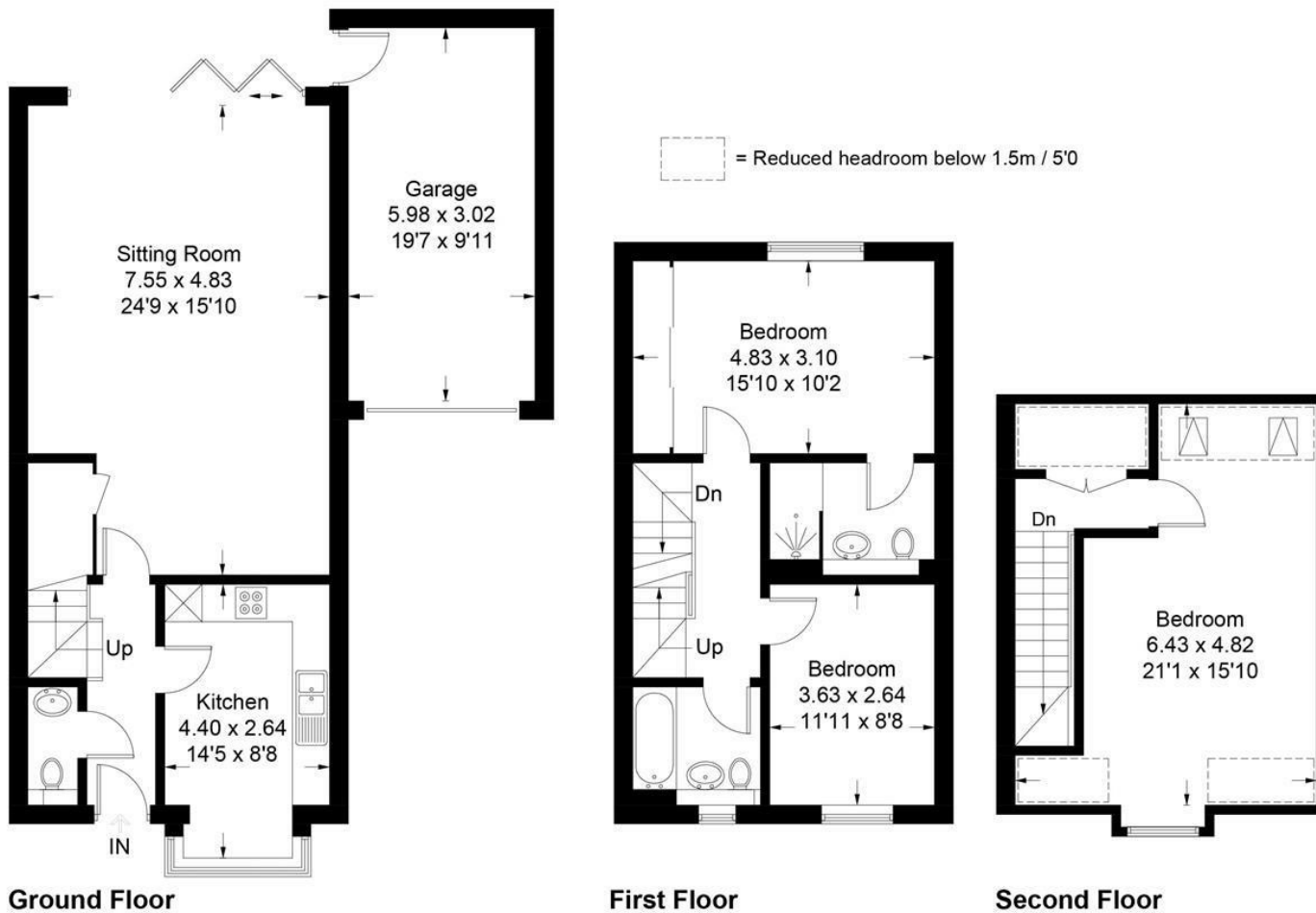
**Council Tax Band**

F

**Estate Charge**

£798.91 for the last 12 months

Approximate Gross Internal Area = 130.9 sq m / 1409 sq ft  
 Garage = 18.1 sq m / 195 sq ft  
 Total = 149 sq m / 1604 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. (ID671463)  
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