



Bowstones, Tower Hill, Dorking, Surrey, RH4 2AS

Asking Price £1,400,000



- EXCEPTIONAL DETACHED PERIOD HOME
- EASY WALK INTO DORKING HIGH STREET
- BRIGHT & ADAPTABLE ACCOMMODATION
- FIVE BEDROOMS - VAULTED MASTER SUITE
- STUNNING ELEVATED REAR GARDENS WITH WOODLAND
- SECLUDED PLOT C. 0.4 ACRES WITH VIEWS
- DRIVEWAY PARKING & DOUBLE GARAGE
- THREE RECEPTION ROOMS
- STUDIO ABOVE GARAGE
- GENEROUS WRAP AROUND STONE TERRACE

## Description

Nestled within the exclusive Tower Hill area of Dorking, this remarkable detached family home dates to the 1860s and occupies a private plot of approximately 0.4 acres. Extending to over 3,000 sq ft, the property has been thoughtfully extended over the years, successfully blending its rich period heritage with the comforts of modern family living.

Approached via a generous driveway providing ample parking, the property also benefits from a double garage with a self-contained studio above, offering ideal accommodation for guests or those seeking a dedicated home office or gym.

The ground floor is perfectly configured for family life and entertaining, comprising three spacious reception rooms that offer exceptional versatility. At the heart of the home is a bespoke country-style kitchen, which flows seamlessly into the open-plan dining and family living area with feature fireplace, creating a welcoming and sociable environment. Doors open directly onto a wraparound terrace, providing the perfect setting for al fresco dining and effortless indoor-outdoor living.

The first floor offers five well-proportioned bedrooms, including an impressive principal suite featuring a dressing area, en-suite shower room and charming Juliet balcony. Vaulted ceilings enhance the sense of space and light, creating a luxurious retreat. Four further bedrooms, including three generous doubles with varying aspects, are complemented by a stylish family bathroom.

A particular feature of the property is its elevated rear garden, which enjoys breathtaking views towards Ranmore and provides a peaceful setting from which to relax and enjoy spectacular sunsets. Beautifully landscaped and arranged over several levels, the gardens offer an exceptional degree of privacy and include traditional York stone terraces, attractive ponds, rockeries and a secluded woodland area. A variety of seating areas have been thoughtfully positioned throughout the grounds, allowing enjoyment of the views throughout the day. Rich in wildlife and natural beauty, the gardens provide a wonderful haven for nature lovers.

Despite its tranquil setting, the property is conveniently located just a short walk from Dorking town centre and its excellent range of shops, restaurants and amenities.

Annual Residents Association Charge: £150 per annum.



## Situation

Enjoying enviable far-reaching countryside views, Bowstones occupies a prime elevated position within Tower Hill, set within a secluded and attractive plot. Tower Hill is a highly regarded residential area on the edge of Dorking, offering a peaceful setting while remaining exceptionally convenient, with the town centre just a ten-minute walk away.

Dorking is a vibrant and welcoming market town, nestled at the foot of the Surrey Hills and along the North Downs Way. Its bustling High Street provides an excellent selection of independent boutiques alongside well-known retailers, including Waitrose, Sainsbury's and Marks & Spencer.

The surrounding countryside, forming part of the Surrey Hills Area of Outstanding Natural Beauty, is amongst the finest in the country and is easily accessible from the town. Nearby highlights include the iconic Box Hill, together with the stunning landscapes of Leith Hill, Norbury Park, Ranmore Common and Holmwood Common. On the outskirts of Dorking lies Denbies Wine Estate, England's largest vineyard, offering tours, tastings and dining, while the town itself benefits from a lively cultural and leisure scene. The Art Deco Dorking Halls provides theatre and cinema, complemented by the nearby Dorking Sports Centre, which offers excellent recreational facilities.

Dorking is well served by three railway stations, providing regular services to London, Guildford and the South Coast, making it ideal for commuters. The area is also well regarded for schooling, with a number of highly respected primary schools including St Paul's, St Joseph's and Powell Corderoy, together with secondary provision at The Ashcombe School and The Priory Church of England School.

Tenure

Freehold

EPC

D

Council Tax Band

G

Approximate Gross Internal Area = 296.9 sq m / 3196 sq ft  
(Including Garage)



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. (ID1307803)

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