



Sondes Place Drive, Dorking RH4 3ED

welcome to

Sondes Place Drive, Dorking

£1,250,000 - £1,300,000 Located in one of Dorking's prime roads, this four-bedroom detached property boasts modern and versatile living, whilst keeping its charm and character. In walking distance to Dorking town centre, local amenities, and mainline stations. On the ground floor you are welcomed with a bright and generous sized hallway, which offers a cloakroom and understairs storage space, as well as stylish wooden flooring throughout. The double aspect living room is well proportioned and flooded with natural light, the beautiful working feature fireplace offers warmth and charm to the room. The patio and well-manicured garden is also accessible from this room. The second reception room is generous in size, the double aspect creates a bright and airy space. Perfect to use as a family room, playroom or office. The fitted kitchen has been finished to the highest standard, with high quality integrated appliances and space for an American-style fridge freezer. The traditional AGA is the focal point to the space, and sits flawlessly opposite the large kitchen island, which is finished with beautiful granite worktops. The dining area seamlessly fits with the rest of the kitchen, creating a perfect open plan, entertaining space.

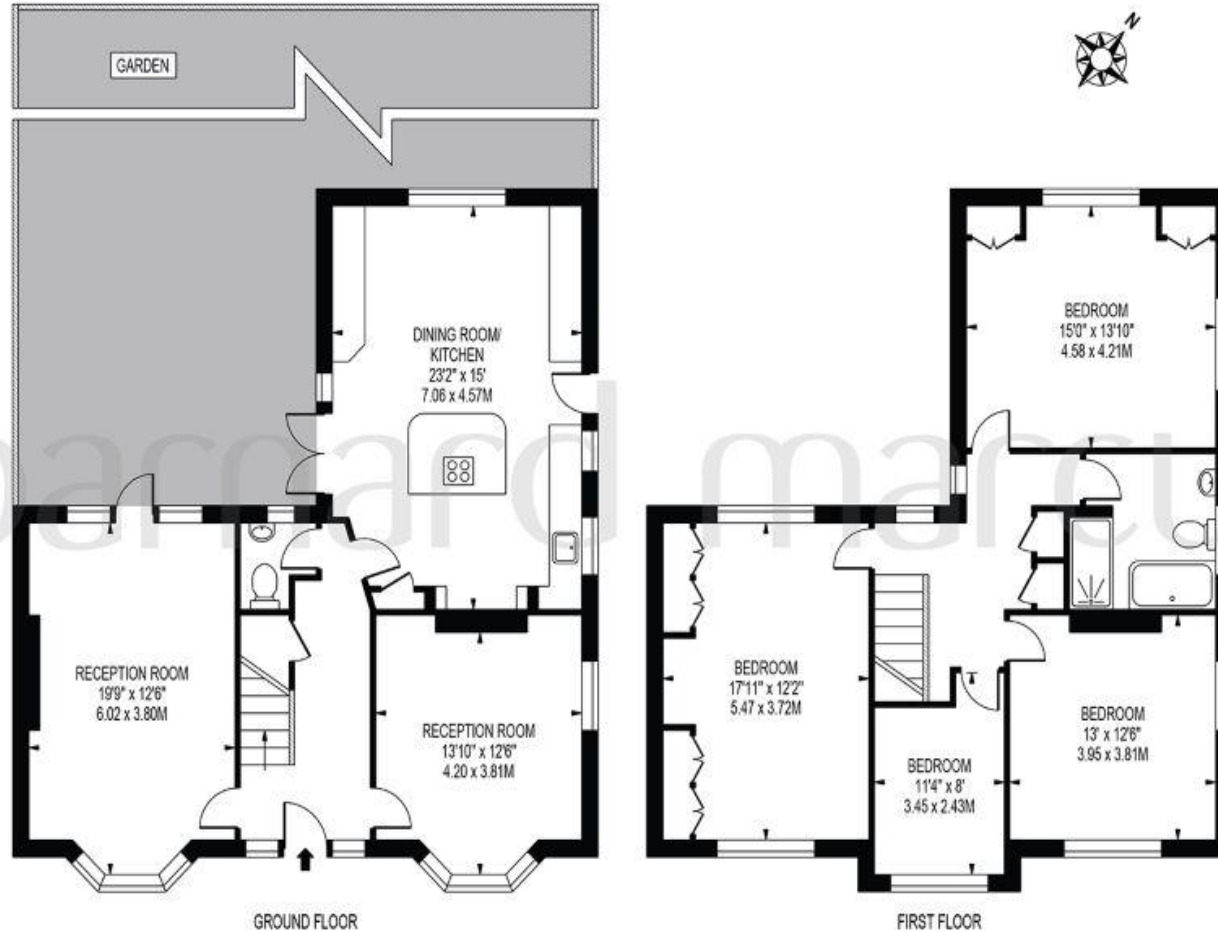


The first floor, boast four large double bedrooms. The double aspect master bedroom is spacious, with floor to ceiling built in wardrobes providing ample storage and plenty of space for bedroom furniture. The second double bedroom located at the back of the property, again has two floor to ceiling built in wardrobes, whilst offering space for bedroom furniture. The further two bedrooms are generous in size and have plenty of room for bedroom furniture. The family bathroom has been beautifully tiled, with a large walk in shower, bath and sink with drawers below. The garden is an attractive feature to the property. Boasting beautiful borders, mature hedging and not being overlooked this garden has great sense privacy. With space at the back for garden sheds or a garden room. The patio creates a perfect al fresco entertaining space.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

SONDES PLACE DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1789 SQ FT - 166.20 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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Sondes Place Drive, Dorking

- Large Four bedroom double fronted detached family home is located within 2-minutes' walk of Dorking town centre.
- Truly stunning, a show home throughout with both modern and contemporary design.
- Large lawned gardens with mature boundaries and a state-of-the-art electric pergola perfect for all year-round garden enjoyment.
- Three double bedrooms and one single bedroom with large family bathroom.
- Two large reception spaces and an open plan heart of the home Kitchen/dining room.
- Scope to square off/extend the rear of the house, adding reception space and a fifth bedroom and ensuite (stp)
- Scope to add garage and off-road parking at rear (Precedent in road)
- The house has been in the ownership of the current owner since childhood with

Tenure: Freehold EPC Rating: D
Council Tax Band: G

guide price

£1,250,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/DRK101769



Property Ref:
DRK101769 - 0019

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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barnard marcus



01306 882148



dorking@barnardmarcus.co.uk



238 High Street, DORKING, Surrey, RH4 1QR



barnardmarcus.co.uk