Lynwood House, 7 Elmhurst Drive, Dorking, Surrey, RH4 2BA

Price Guide £1,195,000

- SUPERB FOUR BEDROOM DETACHED HOME
- INTEGRAL ANNEX
- ELEVATED VIEWS
- TWO KITCHENS
- DRIVEWAY + GARAGING
- PRIME LOCATION
- CUL DE SAC
- ENTERTAINMENT/FAMILY ROOM
- SECLUDED TERRACE
- NO ONWARD CHAIN

Description

Nestled in the desirable Elmhurst Drive, this impressive four-bedroom detached house offers a unique opportunity for those seeking a spacious family home in Dorking. Positioned in an elevated spot, the property boasts stunning westerly views towards Ranmore, creating a picturesque backdrop for everyday living.

This remarkable residence is being offered to the market for the first time in 35 years, showcasing generous and well-presented accommodation spread over two floors. The adaptable layout includes a fully equipped annex, which can serve as an integral part of the main house or provide independent living space, making it ideal for guests or extended family.

The ground floor of the main house features an airy hall and cloakroom, a welcoming kitchen/breakfast room perfect for family gatherings, a large dining room/lounge with oak parquet flooring, supplemented by a modern entertainment room, also with oak flooring. The first floor comprises three double bedrooms, family bathroom and separate WC. The adjoining annex can be used either as an integral part of the house or as an independent unit offering a study, large oak floored bedroom/TV lounge, shower room and fully equipped kitchen/breakfast room. The vaulted ceiling and velux windows offer a stylish bright living space with views to the westerly hills. External access is via either the front door to the drive or rear door to the garden.

Externally, the property benefits from driveway parking and a wide garage, providing convenience for residents and visitors alike. The well-established front garden adds to the home's charm, while a large terrace, accessible from both the master bedroom and garden, offers a delightful outdoor space to enjoy the sun and surrounding views.

Situated at the end of a sought-after residential cul-de-sac, this home combines tranquillity with proximity to Dorking town centre, making it an ideal choice for families and professionals alike. This property is a rare find and is offered to the market with no onward chain.

Situation

Enjoying enviable far-reaching countryside views, Lynwood House occupies a prime elevated position at the foot of 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 within close proximity.

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.

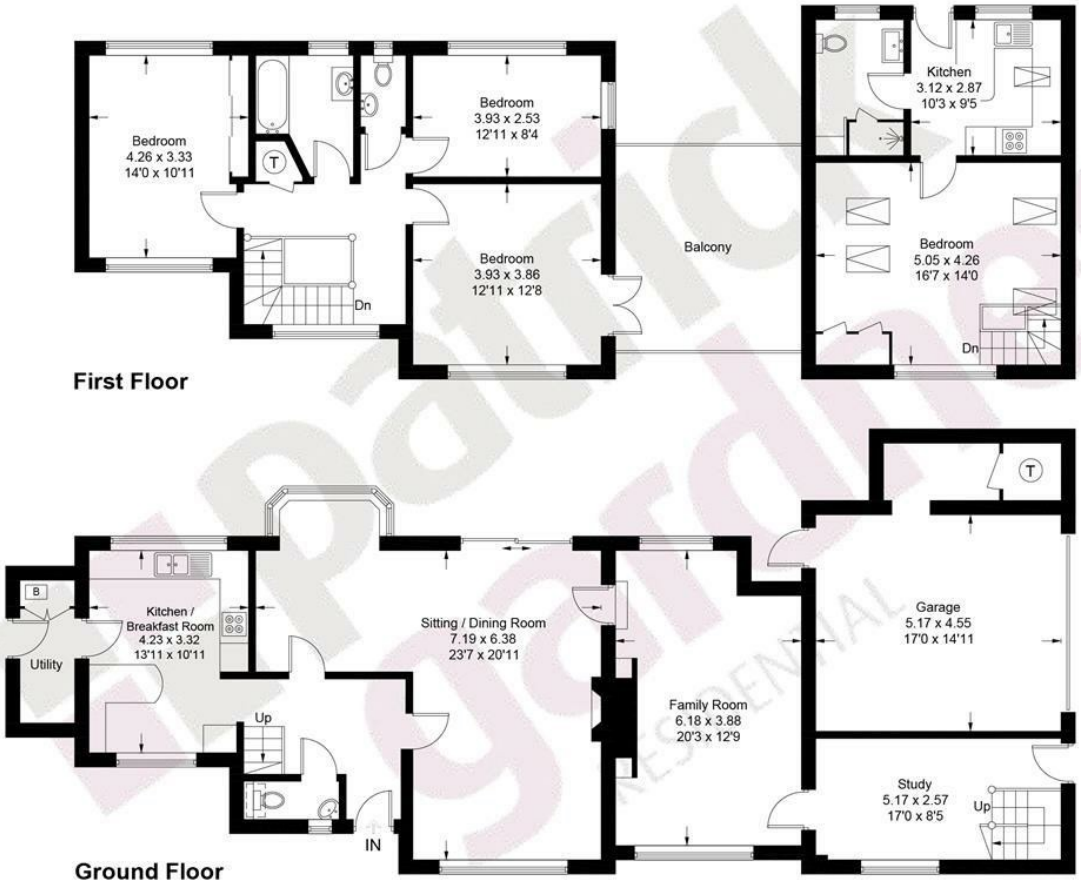
The surrounding countryside, forming part of the Surrey Hills Area of Outstanding Natural Beauty, is amongst the finest in the country and is easily accessible from the town. Nearby highlights include the iconic Box Hill, together with the stunning landscapes of Leith Hill, Norbury Park, Ranmore Common 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	C
Council Tax Band	G

= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 202.0 sq m / 2174 sq ft
Garage = 28.2 sq m / 303 sq f
Total = 230.2 sq m / 2477 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. (ID1312689)

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