



**Price**

**£900,000**

**Freehold**

3x  2x  2x 

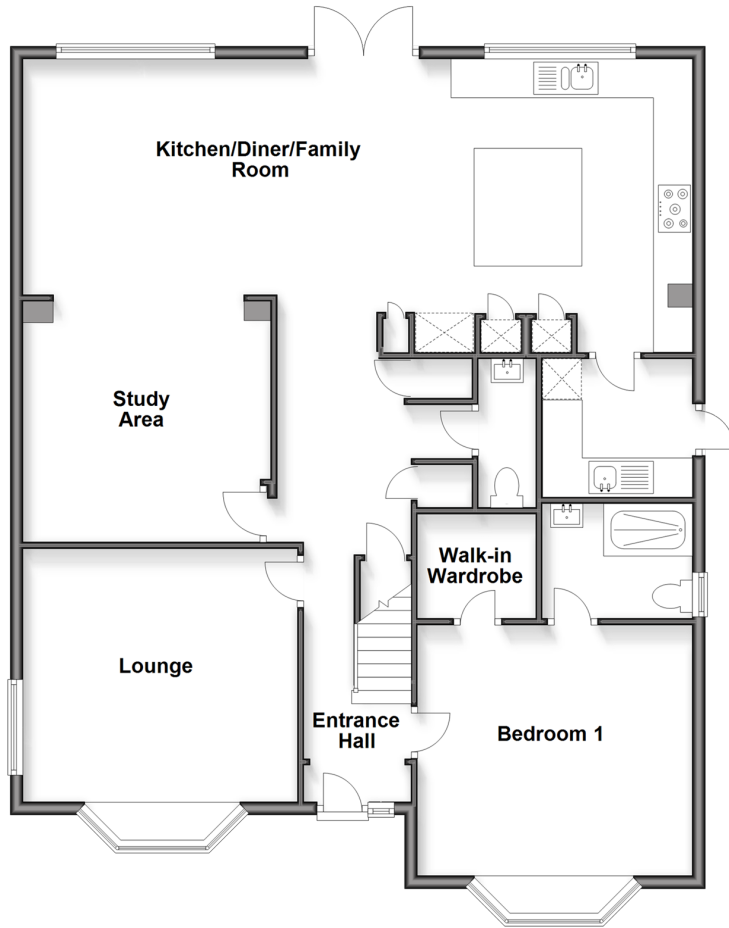
**Martineau Drive,  
Dorking, Surrey, RH4**

**OVER 60?**

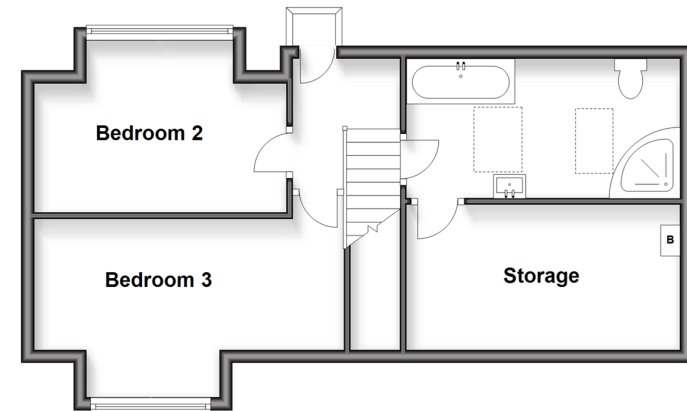
Secure this property  
for up to **59% less!**

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**Ground Floor**  
Approx. 125.1 sq. metres (1346.6 sq. feet)



**First Floor**  
Approx. 46.7 sq. metres (502.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'0 x 12'11 (3.97m x 3.94m)

Kitchen/Diner/Family Room: 32'9 x 15'10 max (9.99m x 4.83m)

Study Area: 11'0 x 10'11 (3.36m x 3.33m)

Bedroom 1: 14'0 x 12'7 (4.27m x 3.84m)

Walk in Wardrobe

En-suite Shower Room

Utility Room: 8'9 x 6'11 (2.67m x 2.11m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 2: 12'9 x 9'1 max (3.89m x 2.77m)

Bedroom 3: 15'10 max x 8'10 max (4.83m x 2.69m)

Bathroom

Storage

### OUTSIDE

Front Garden

Garage

Driveway

Rear Garden

Home Office: 15'8 x 12'6 (4.78m x 3.81m)

Shed

Greenhouse

Separate Toilet



## Main features

- Fabulous extended kitchen/diner/family room with roof lantern and french doors to garden
- Mature garden and plot of 0.3189 acres backing onto woodland
- Sought after private road location with easy access to Dorking High Street, shops, stations and schools
- Ample driveway parking, garage and home office
- Bedroom 1 with en-suite and walk in wardrobe



### Nearest Schools

Primary Schools: St John's CE Community Primary 0.2 miles, St Paul's CofE (Aided) Primary 0.5 miles, St Joseph's Catholic Primary 0.6 miles  
Secondary Schools: The Priory CofE Voluntary Aided School 0.7 miles, The Ashcombe School 2.8 miles



### Transport Information

Train Stations: Dorking West 1.5 miles, Dorking Deepdene 2.4 miles, Dorking 2.6 miles



### Address

Martineau Drive, Dorking, Surrey, RH4



### Directions

For directions to this property please contact us.



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Call Dorking Branch 01306 883399 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING CURRENT: **C(69)** POTENTIAL: **C(79)**

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