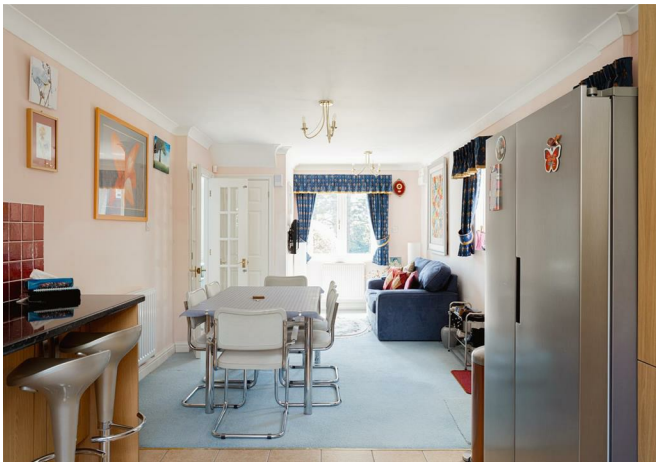




Highacre, Dorking
£1,000,000





“

Family homes of this size, in this location, are rarely available. Occupying an enviable position within the exclusive Highacre development, this substantial detached home combines generous living space, exceptional versatility and a beautifully private garden, all just moments from the heart of Dorking.

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Tucked away within one of Dorking's most sought-after residential cul-de-sacs, this impressive detached family home offers over 2,500 sq ft of beautifully balanced accommodation, perfectly suited to modern family life.

Thoughtfully designed with both everyday living and entertaining in mind, the ground floor offers an excellent choice of reception spaces. The generous triple-aspect sitting room provides a wonderful place to relax, centred around a feature fireplace and flowing seamlessly into the bright conservatory overlooking the garden. A spacious kitchen/breakfast room forms the heart of the home, while a separate family room offers excellent flexibility as a playroom, home office or fifth bedroom.

Upstairs, four well-proportioned bedrooms provide comfortable accommodation for the whole family. The principal suite enjoys fitted wardrobes and a private en-suite bathroom, whilst the remaining bedrooms are served by a stylish family shower room.

Outside, the property continues to impress. A substantial block-paved driveway provides parking for several vehicles and leads to a double garage, which has been thoughtfully adapted to include a versatile gym or home office complete with its own shower room—ideal for those working from home, pursuing hobbies or even creating annexe-style accommodation.

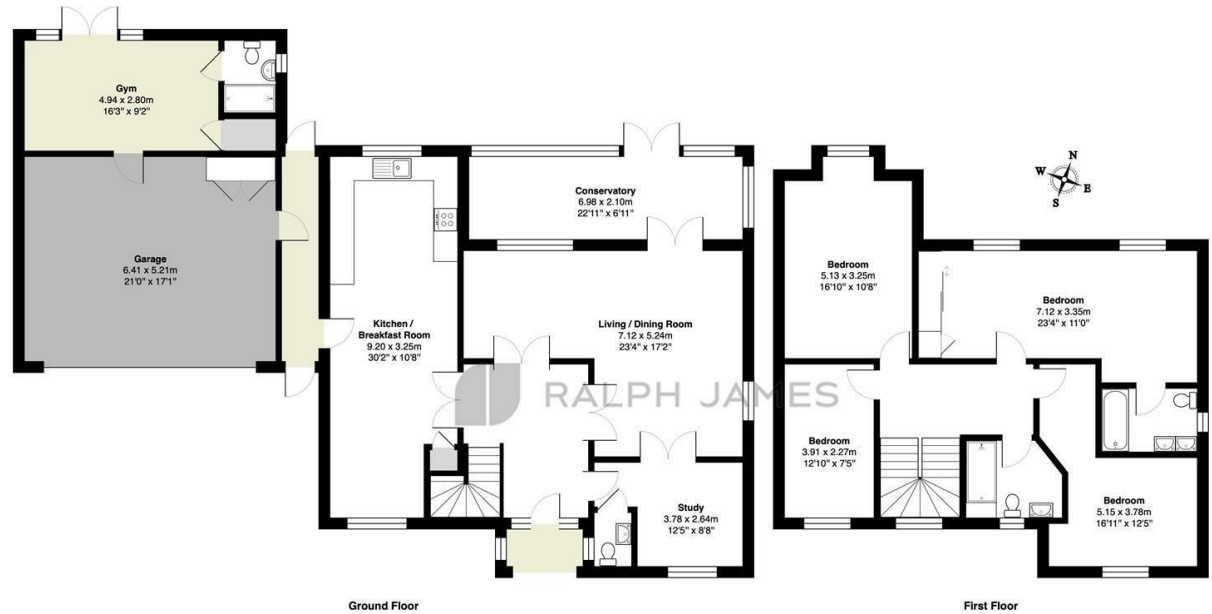
The beautifully landscaped rear garden enjoys an excellent degree of privacy, with mature planting, generous entertaining terraces and a peaceful setting that's perfect for summer evenings with family and friends.

Highacre is a highly regarded private development, popular with families thanks to its quiet setting, attractive communal grounds and easy access to everything Dorking has to offer. Excellent schools, three railway stations, the town centre and miles of beautiful Surrey countryside are all within easy reach, making this a superb home for those looking to enjoy the very best of town and country living.



Need to know

- Over 2,500 sq ft of beautifully appointed accommodation, offering exceptional flexibility for growing families
- Located within the exclusive Highacre development, a peaceful residential cul-de-sac just a short walk from Dorking town centre, excellent schools and stunning Surrey countryside
- A superb principal suite, created by combining two original bedrooms to provide an impressive bedroom, extensive fitted wardrobes and a private en-suite. (The layout could easily be reinstated to create a fifth first-floor bedroom if required)
- Three further generously proportioned bedrooms, all thoughtfully arranged around a spacious family shower room
- A choice of versatile reception rooms, including a triple-aspect sitting room, conservatory, spacious kitchen/breakfast room and a separate family room or home office
- Double garage with a superb home office/gym, complete with its own shower room, creating the perfect work-from-home space or potential annex-style accommodation
- Beautifully landscaped rear garden, offering a private and peaceful setting with generous patio areas ideal for outdoor entertaining
- Driveway parking for multiple vehicles, complemented by the attached double garage with electric doors
- Exclusive access to several acres of beautifully maintained communal landscaped grounds and woodland, providing a safe and private oasis for the residents
- A rare opportunity to acquire a substantial family home in one of Dorking's most desirable residential settings, combining space, privacy and an exceptional lifestyle



Ground Floor

First Floor

Highacre, Dorking

Total Area: 246.8 m² ... 2656 ft²

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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