



Ridgeway Road

Dorking

**Guide Price £895,000**

### Property Features

- NO ONWARD CHAIN
- FOUR BEDROOMS
- 20FT KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY ROOM
- GENEROUS DRIVEWAY WITH PARKING FOR SEVERAL CARS
- SOUGHT AFTER LOCATION
- LOW MAINTENANCE LANDSCAPED GARDEN
- POTENTIAL FOR MODERNISATION THROUGHOUT
- POTENTIAL FOR MODERNISATION
- PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM
- SHORT WALK TO DORKING HIGH STREET

# Full Description

A substantial detached family home, perfectly positioned on the highly sought-after Ridgeway Road. Offering over 1800 sq ft of accommodation, this property features four bedrooms, generous driveway parking and a low-maintenance courtyard garden. Ideally located, it's just a short walk from Dorking Tennis Club, the town centre, excellent schools and beautiful countryside pursuits. Having been a much-loved home for many years, it now presents an exciting opportunity for modernisation and personalisation throughout.

The property opens into a spacious central hallway with excellent storage, creating a practical and welcoming entrance. At the front, the bright and airy living room is enhanced by a pretty bay window and nearly full-height windows that flood the space with natural light. A gas fireplace provides a focal point, and there is ample room for family seating. From here, French doors lead through to the formal dining room, allowing the two rooms to be connected for open entertaining or separated for a more intimate atmosphere. The dining room enjoys a sunny south-westerly aspect, with wall-to-wall windows overlooking the garden and direct access to the patio, perfect for summer dining. The rear aspect kitchen offers traditional units spanning the length of the room with large windows taking full advantage of the garden. A seating area provides space for casual meals and leads into a separate utility room which houses the laundry appliances and additional sink with storage. Rear access provides convenient access.

Upstairs there are four generous bedrooms, the main bedroom offers built-in storage and a generous ensuite shower room. Bedroom two is another generous double with sliding wardrobes to maximise space. Bedroom three is a good sized single, while bedroom four is currently set up as a home office for remote working. Servicing the bedrooms is the family bathroom, offering the scope for modernisation but currently offers a white suite including a jacuzzi bath and vanity unit.

## Outside

The property is accessed via a large driveway with parking for several vehicles and leads round to the side of the property. The rear garden has been hard landscaped for low maintenance and offers a mix of patio, lawn and mature planting for added privacy.

## Council Tax & Utilities

This property falls under Council Tax Band G. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTP connection.

**PLEASE NOTE** - There is a charge of approx £80 per year for the upkeep of the private residential road.

## Location

Situated on the highly regarded private Ridgeway Road which is located on the outskirts of Dorking town centre. The town offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline, Deepdene and Dorking West railway stations are within a short drive offering a direct service into London in approximately 55 minutes and also to Gatwick airport. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8 offering direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store, excellent sports centre and The Dorking Hall regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe and The Priory at secondary level and St Paul's and St Martin's at primary level. The general area is famous for its outstanding countryside including The Nower, Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard).

**VIEWING** - Strictly by appointment through Seymours Estate Agents, 62 South Street, Dorking, RH4 2HD.

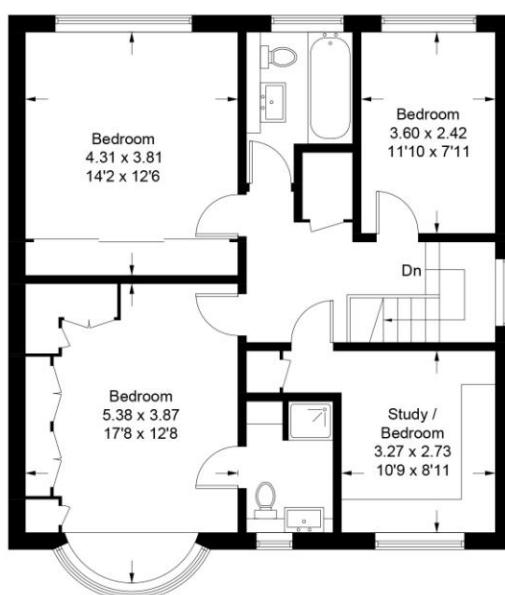
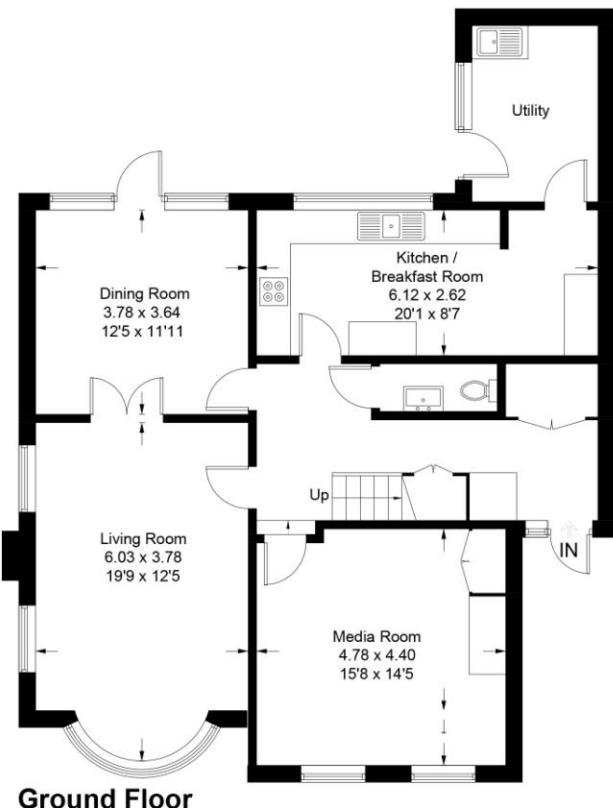
**Agents Note:** These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.





# Ridgeway Road, RH4

Approximate Gross Internal Area = 168.9 sq m / 1818 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 any decisions reliant upon them. (ID1241460)

**COUNCIL TAX BAND G**

**TENURE**

Freehold

**LOCAL AUTHORITY**

Mole Valley District Council

## CONTACT

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