



89 Fairfield Drive, Dorking, RH4 1JG

Price Guide £700,000



- FOUR-BEDROOM FAMILY HOME
- OPEN PLAN KITCHEN/DINING ROOM
- ADAPTABLE LIVING SPACE
- QUIET CUL-DE-SAC LOCATION
- EASY REACH OF DORKING HIGH STREET
- PRIME DORKING LOCATION
- SEPARATE FORMAL SITTING ROOM
- DRIVEWAY PARKING
- WALKING DISTANCE TO TRAIN STATIONS
- CLOSE TO THE ASHCOMBE SCHOOL

## Description

Occupying a highly convenient position within a quiet cul-de-sac on sought-after Fairfield Drive, this beautifully presented and extended semi-detached family home offers spacious and versatile accommodation, ideally located within easy reach of Dorking's High Street and mainline railway stations.

A welcoming entrance hall leads to an elegant sitting room at the front of the property, featuring a large bay window that fills the room with natural light and a feature fireplace, creating a warm and inviting atmosphere. To the rear, the heart of the home is a superb open-plan kitchen, dining and family space, designed for modern living and entertaining. Bright and spacious throughout, this impressive room enjoys direct access to the rear garden, seamlessly connecting indoor and outdoor living.

Further ground floor accommodation includes a practical utility room and a versatile fourth bedroom, ideal as a guest room, home office or playroom, complemented by a convenient en-suite WC.

On the first floor are three bedrooms together with a stylish and generously sized family bathroom, beautifully appointed with a freestanding bath and separate shower enclosure.

Outside, the rear garden is predominantly laid to lawn and provides a wonderful setting for both relaxation and entertaining. A generous terrace offers the perfect space for al fresco dining, while a pergola creates an attractive focal point within the garden. Side access adds further practicality.

Combining spacious accommodation, flexible living space and an exceptionally convenient location, this attractive family home offers the perfect balance of tranquillity and accessibility in one of Dorking's prime residential areas.

## Situation

Fairfield Drive is a highly sought-after residential cul-de-sac, conveniently located within walking distance of Dorking's vibrant town centre and mainline railway stations. Dorking offers an excellent selection of independent shops, cafés, restaurants and popular retailers, including Waitrose, Marks & Spencer and Sainsbury's.

Surrounded by the stunning Surrey Hills National Landscape, the area provides outstanding opportunities for walking, cycling and outdoor pursuits, with Box Hill and the North Downs Way close by.

Dorking is particularly well connected, with rail services to London Victoria, London Waterloo and London Bridge, while the nearby A24 and M25 provide excellent road links.

The town is also highly regarded for its excellent schooling, including St Paul's, St Joseph's and Powell Corderoy, as well as secondary education at The Ashcombe School and The Priory Church of England School.

Combining superb transport connections, beautiful countryside and a thriving market town atmosphere, Dorking remains one of Surrey's most desirable places to live.

**Tenure**

Freehold

**EPC**

D

**Council Tax Band**

E



Approximate Gross Internal Area = 108.9 sq m / 1172 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. (ID1306490)

www.bagshawandhardy.com © 2026

171 High Street, Dorking, Surrey, RH4 1AD  
Tel: 01306 877775 Email: [dorking@patrickgardner.com](mailto:dorking@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

