



## Fairfield Drive

Dorking

**Offers In Excess Of £675,000**

### Property Features

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- THREE BEDROOMS
- SEMI DETACHED HOUSE
- OPEN PLAN KITCHEN/LIVING/DINING ROOM
- FIRST FLOOR BATHROOM
- 15FT MAIN BEDROOM WITH BAY WINDOW
- DRIVEWAY PARKING
- WALKING DISTANCE TO THE ASHCOMBE SCOOL
- LARGE REAR GARDEN WITH STORES
- SHORT WALK TO DORKING HIGH STREET & MAINLINE STATIONS
- CLOSE TO MILES OF STUNNING OPEN COUNTRYSIDE



# Full Description

A well presented, three-bedroom, semi-detached home with driveway parking, large rear garden, ideally located on the popular Fairfield Drive, within walking distance to Meadowbank Park, The Ashcombe school and both main line train stations.

The property begins in a welcoming hallway which leads to an understairs cupboard creating a clutter free entrance and a useful downstairs W/C. To the front of the property, the living room enjoys a lovely bright aspect, measuring approximately 14 ft and featuring a charming bay window that fills the room with natural light and creates a welcoming retreat. At the heart of the property is the impressive open-plan kitchen/breakfast room/dining room, creating a sociable and versatile space for everyday life and entertaining. The kitchen is well arranged with ample worktop and storage space, while the dining area flows seamlessly into the rest of the ground floor. A separate utility room provides further practicality, complete with sink, boiler and additional storage.

Upstairs, there are three bedrooms. The main bedroom, around 15 ft, is a generous double and benefits from a pretty bay window. Bedroom two enjoys fitted storage and attractive views over the garden, while the third bedroom works perfectly as a single room, nursery or home office. Completing the first floor is the family bathroom, fully tiled and fitted with a white suite including a full-length bath with overhead shower.

Outside, the property continues to impress. The driveway provides driveway parking and offers access to the rear garden. The rear garden itself is fully enclosed, making it a safe and secure space for children and pets. A large patio area is ideal for outdoor dining and entertaining, leading up to a generous lawn. Two substantial stores sit to the rear, providing excellent additional storage.

Overall, this is a well-proportioned and thoughtfully laid-out home combining stylish interiors with practical living spaces and a fantastic family-friendly garden.

## Council Tax & Utilities

This property falls under Council Tax Band E. The property is connected to mains water, drainage, gas and electricity. There is a FTTC broadband connection to the property.

## Location

Fairfield Drive is situated within the heart of Dorking town centre which offers a comprehensive range of shopping, social, recreational, and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Deepdene railway stations are within proximity, just a short walk away offering a direct service into London Victoria and London Waterloo in approximately 50 minutes. 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 (5-minute walk away) 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) situated on the northern outskirts of Dorking.

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

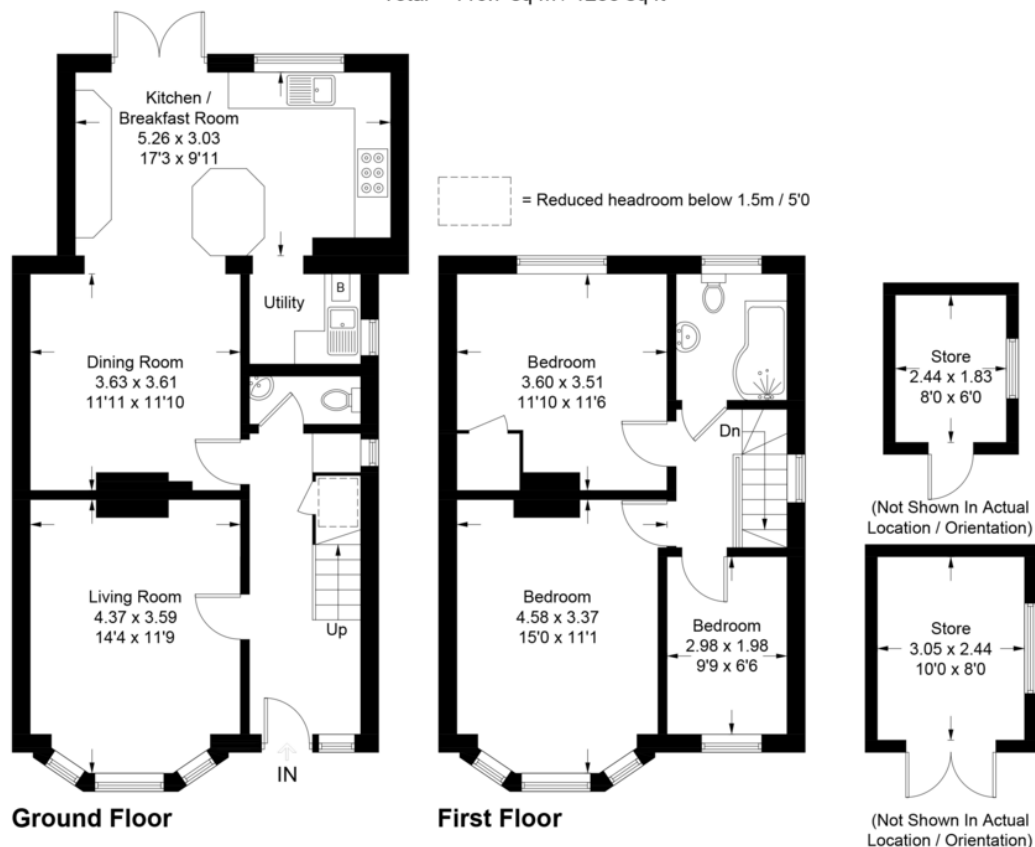
**Agents Note:** These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items 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.





# Fairfield Drive, RH4

Approximate Gross Internal Area = 104.0 sq m / 1119 sq ft  
 Reduced headroom = 0.7 sq m / 7 sq ft  
 Stores = 12.0 sq m / 129 sq ft  
 Total = 116.7 sq m / 1255 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. (ID1271892)

## COUNCIL TAX BAND

E

## TENURE

Freehold

## LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## CONTACT

Cummins House, 62 South Street, Dorking,  
 Surrey, RH4 2HD

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