



Overdale

Dorking

OIEO £675,000

Property Features

- NO ONWARD CHAIN
- THREE BEDROOMS
- PRETTY TIERED SOUTH FACING GARDEN
- DETACHED HOME OFFICE
- FIRST FLOOR BATHROOM & DOWNSTAIRS W/C
- CLOSE TO DORKING TOWN AND STATIONS
- POTENTIAL TO CONVERT LOFT STPP
- QUIET CUL DE SAC LOCATION
- MILES OF OPEN COUNTRYSIDE ON YOUR DOORSTEP
- CLOSE TO MILES OF GREEN OPEN SPACES



Full Description

NO ONWARD CHAIN - A well-presented, 1930s-character home, featuring three bedrooms, a beautifully maintained south facing rear garden with detached home office and far-reaching panoramic views across the North Downs. Set within a quiet cul-de-sac and within walking distance of both Dorking town centre and mainline train stations, the property offers excellent convenience for commuters while remaining ideally placed for access to The Ashcombe School. It strikes a perfect balance between peaceful living and everyday practicality, making it equally suited to families and professionals and further benefits from the potential to extend into the loft STPP.

Inside, the property opens into a bright and spacious hallway, providing access to all principal rooms. The front-facing living room is filled with natural light from a large bay window and features a dual-purpose fireplace, creating a warm and inviting focal point. This space flows seamlessly into the dining room, forming a sociable layout ideal for modern family life. The dining room enjoys views over the garden and benefits from French doors opening directly outside, enhancing the sense of indoor-outdoor living. The kitchen is fitted with a range of base and eye-level units, offering generous worktop space alongside integrated appliances. Dual aspect windows overlook the attractive rear garden, allowing plenty of natural light and a side door provides direct garden access. A convenient ground floor cloakroom completes the downstairs accommodation. Upstairs, the first-floor landing leads to three bedrooms, the family bathroom and loft access. The principal bedroom is a generous double with ample space for fitted storage and enjoys stunning views over Ranmore and Norbury House. The second bedroom is also a well-proportioned double with built-in storage, while the third bedroom is a good-sized single with a bright rear aspect and fitted storage, making it an ideal guest room or home office if preferred. The accommodation is served by a modern family bathroom with a white suite and bath.

Outside, the south-facing, multi-level rear garden is a standout feature of the home. Thoughtfully landscaped, it includes a sunny terrace off the dining room, perfect for entertaining or relaxing. There is a mix of lawn and decking at the top of the garden which fully takes advantage of its elevated position. The garden is fully enclosed and bordered by established planting, with a small pond ideal for surrounding wildlife. To the front, there is a side gate which leads to the detached home office, fully insulated and equipped with power and lighting. This versatile space offers an ideal space for home working, hobbies, or additional flexible use.

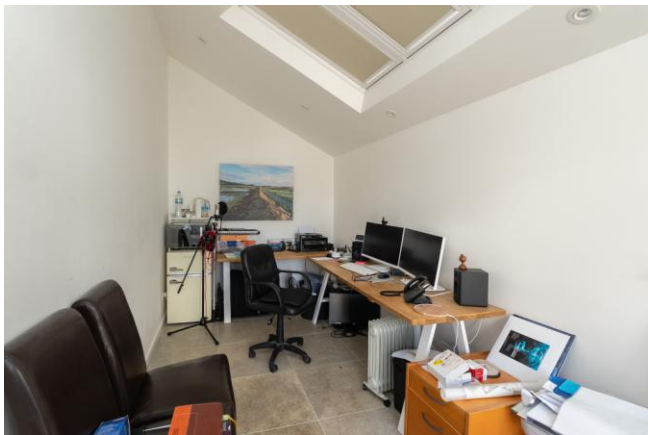
Location

Overdale is situated in the heart of Dorking town centre which offers a comprehensive range of shopping, social, recreational, and educational amenities. Dorking mainline and Deepdene railway stations are within proximity (0.9 miles), just a short 15-minute 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 and The Priors at secondary level and St. Paul's, St. Martin's and St Josephs 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.

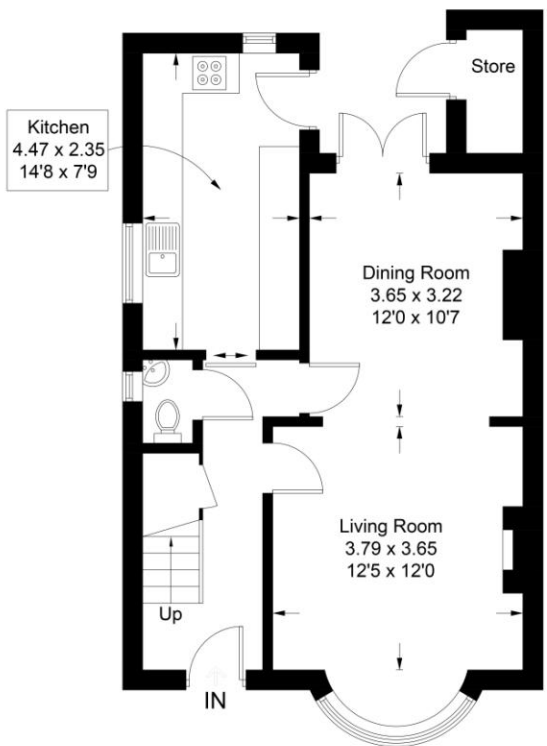
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known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



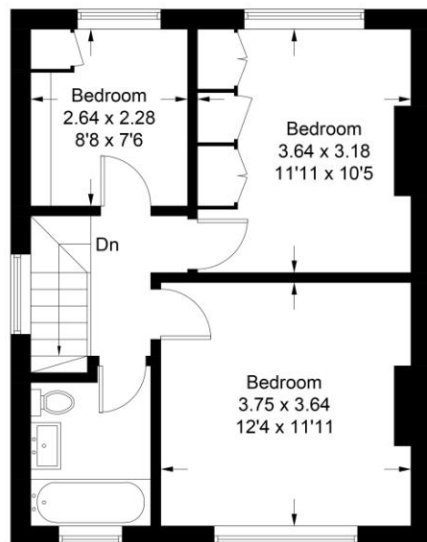


Overdale, RH4

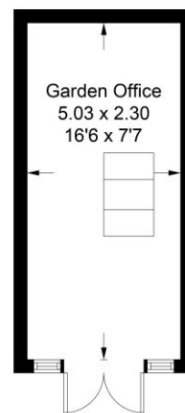
Approximate Gross Internal Area (Including Store) = 92.7 sq m / 998 sq ft
 Garden Office = 11.6 sq m / 125 sq ft
 Total = 104.3 sq m / 1123 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID1304706)



COUNCIL TAX BAND E

TENURE Freehold

LOCAL AUTHORITY
Mole Valley District Council

CONTACT

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 01306 776674

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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