



29 Deepdene Avenue, Dorking, Surrey, RH4 1SS

Price Guide £775,000



- DETACHED FAMILY HOME
- CONVENIENT LOCATION
- KITCHEN/BREAKFAST ROOM
- FORMAL SITTING ROOM
- GATED DRIVEWAY PARKING
- THREE BEDROOMS
- SUPERB VIEWS
- FAMILY/DINING ROOM
- UTILITY ROOM
- CLOSE TO MAINLINE STATION

Description

Occupying a very convenient position close to both Dorking town centre and mainline station, this attractive three-bedroom detached family home offers generous living accommodation, excellent off-street parking and superb views towards Box Hill.

Well presented throughout, the property has been thoughtfully arranged to provide versatile living spaces ideal for modern family life. The welcoming sitting room provides the perfect place to relax, while a separate family room offers flexibility as a playroom, home office or additional reception space. A dedicated dining room is ideal for entertaining and family gatherings, complemented by a well-appointed kitchen/breakfast room that forms the heart of the home. A separate utility room and ground floor cloakroom add further practicality.

The first floor includes three well-proportioned bedrooms, all offering comfortable accommodation, together with a family bathroom and an additional shower room, providing convenience for busy households.

To the front, a gated driveway offers ample parking for several vehicles, while the generous rear garden is predominantly laid to lawn, providing a wonderful space for children to play, outdoor entertaining or keen gardeners to create their ideal landscape.

Situation

Ideally positioned just moments from Dorking town centre, the property enjoys easy access to an excellent selection of independent shops, cafés, restaurants and everyday amenities. The area is also well served by a number of highly regarded primary and secondary schools, making it an excellent choice for families.

Leisure and cultural facilities are close at hand, including Dorking Halls, offering theatre, cinema and live entertainment, alongside a modern sports and leisure centre and the attractive Meadowbank Park.

For commuters, Dorking's mainline station provides regular services to London in approximately 55 minutes, while two additional stations offer convenient east-west connections between Reading and Gatwick Airport.

Just north of the town lies the award-winning Denbies Wine Estate, the UK's largest vineyard, where visitors can enjoy vineyard tours, restaurants, a brewery, farm shop and picturesque countryside walks.

Nestled between the iconic Box Hill and Ranmore Common, Dorking is surrounded by the breathtaking Surrey Hills National Landscape (formerly the Surrey Hills Area of Outstanding Natural Beauty), offering miles of scenic walking, cycling and outdoor pursuits right on the doorstep.

Tenure	Freehold
EPC	D
Council Tax Band	F



Approximate Gross Internal Area = 128.8 sq m / 1386 sq ft
External Store = 2.5 sq m / 27 sq ft
Total = 131.3 sq m / 1413 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. (ID1321902)
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