



Oak Ridge

Dorking

- FOUR BEDROOMS
- LANDSCAPED GARDEN
- DRIVEWAY PARKING
- 1291 SQ FT IN TOTAL
- 26FT KITCHEN/DINING ROOM
- MASTER BEDROOM WITH EN SUITE
- UPDATED SHOWER ROOM

Offers In Excess Of £450,000

EPC Rating '69'

- LARGE RECEPTION ROOM
- FLEXIBLE LAYOUT
- SHORT WALK TO BUS STOP AND SHOP



An extended four-bedroom, two-bathroom house offering approximately 1,300 sq ft of flexible accommodation with off street parking and an enclosed, landscaped rear garden. Offered to the market for the first time in over 30 years, this wonderful family home is situated on the south side of Dorking town centre within a short drive from the High Street, schools and train stations.

The accommodation starts with the large entrance hallway, providing access to the first floor and all rooms, with space for a small study area. The first reception room, with coal effect gas fire, is cosy yet spacious. There is a feature archway offering access to the open plan dining and kitchen areas. The 16ft updated kitchen has been fitted with a range of modern base and eye level units, complemented by granite worktops and splashbacks. Appliances include easy clean hob, double oven and space for a dishwasher, washing machine and tumble dryer. The ground floor bedroom is a generous 16ft x 9ft, benefitting from a spacious en-suite wet room, built in storage and a large window overlooking the garden.

Stairs rise to the first-floor landing which provides access to the three bedrooms and a family shower room. The second bedroom is a well sized 12ft x 11ft and benefits from a front aspect and built in wardrobe. Bedroom three is another double bedroom with a rear aspect, while the fourth bedroom is a larger than average single room, which could also be used as a study. The shower room has been fitted with a modern suite and a separate W/C completes the accommodation.

Outside

To the front is off street parking for two cars and a path to the front door.

At the rear is a fence enclosed landscaped garden, offering a large patio with well stocked, raised flower beds and a range of mature trees and shrubs create a feeling of privacy. At the foot of the garden is a useful brick-built storage cupboard and timber built workshop, both with power/lighting.

Location

Oak Ridge is situated just on the outskirts 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 close 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 Halls regularly hosts cultural events. In addition, the town benefits from a very good choice of schools including The Ashcombe (11 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 natural beauty including The Nower, Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiasts. Denbies Wine Estate (England's largest vineyard) is situated on the northern outskirts of Dorking.

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

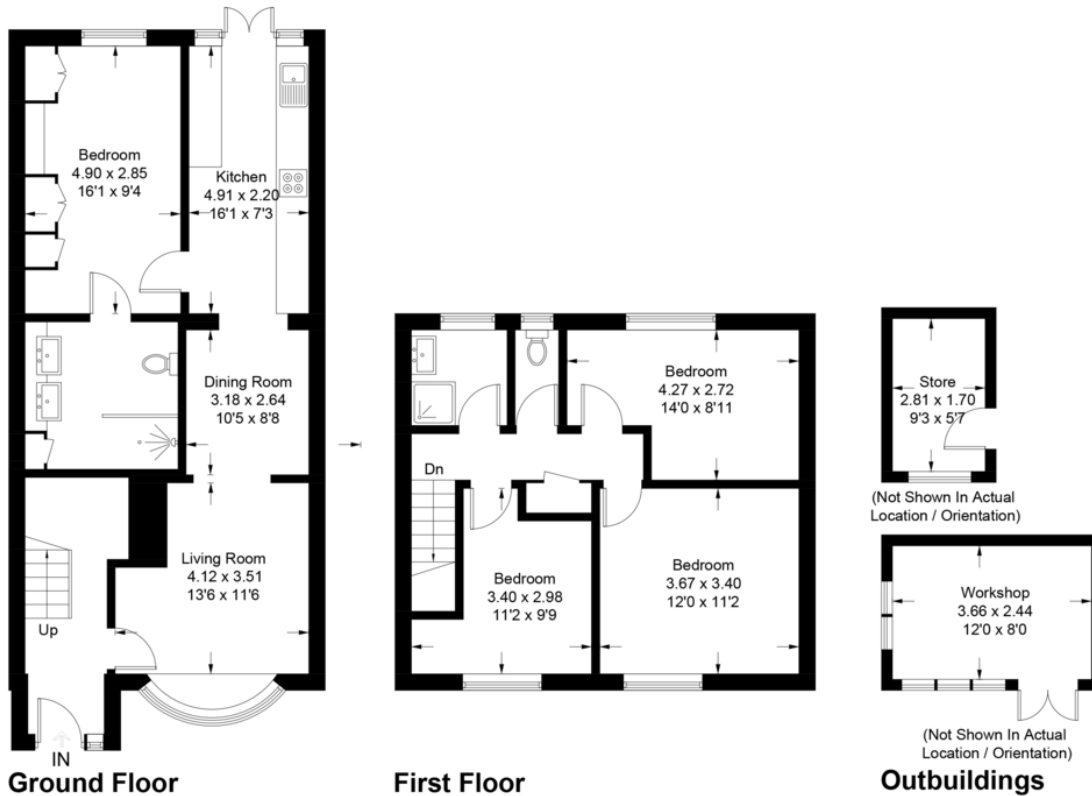
FIXTURES & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.



Oakridge, RH4

Approximate Gross Internal Area = 106.3 sq m / 1144 sq ft
Outbuildings = 13.7 sq m / 147 sq ft
Total = 120.0 sq m / 1291 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. (ID937138)

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

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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Street, Dorking, Surrey,
RH4 2HD

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