



Deepdene Wood

Dorking

£1,650,000

Property Features

- DETACHED HOUSE
- SIX BEDROOMS
- FOUR BATHROOMS
- OVER 3,800FT OF FLEXIBLE AND SPACIOUS ACCOMMODATION
- LARGE KITCHEN AND SEPARATE UTILITY ROOM
- MASTER BEDROOM WITH WALK IN WARDROBE AND EN-SUITE SHOWER ROOM
- DOUBLE GARAGE AND OFF-ROAD PARKING
- IMPRESSIVE TIERED GARDEN WITH STUNNING VIEWS
- SHORT WALK TO DORKING TOWN CENTRE
- SHORT WALK TO DORKING TRAIN STATIONS AND THE ASHCOMBE SCHOOL



Full Description

NO ONWARD CHAIN This spacious six-bedroom, four-bathroom detached house boasts over 3,800 sq ft of versatile living space, a double garage and an abundance of 1920's period charm. Nestled in a desirable cul-de-sac location, it offers easy access to Dorking's town centre, schools and train stations. The property features a delightful west-facing rear garden benefitting from panoramic views of Ranmore, Denbies and Box Hill.

Upon entering through the foyer, you'll find a convenient cloakroom and ample floor-to-ceiling storage for coats and shoes. The hallway is adorned with parquet flooring, exuding warmth and period character. The double-height ceiling accentuates the grandeur, drawing attention to the original, beautifully carved wooden staircase. To the left of the hallway, is a generously sized triple-aspect sitting room, complete with a feature fireplace and French doors leading to the patio. This 24 x 18ft room is a bright and inviting space to relax and unwind. Adjacent to the sitting room is a well-appointed study with garden views, followed by a playroom filled with natural light, previously used as a media room. The dining room is next in line, offering ample space for a large table and chairs as well as freestanding furniture. On the other side of the hallway, you'll discover the heart of the home - the spacious kitchen, equipped with a range of base and eye-level units, an eye-level oven and grill, a freestanding dishwasher, and a built-in floor-to-ceiling larder. A small corridor leads to the utility room, complete with plumbing for a washing machine and tumble dryer, as well as more floor-to-ceiling storage. From here, a door provides access to the double garage, while another door leads to the front of the property. A staircase leading from the kitchen leads down to a fifth reception room, which can serve as a home gym, office, or additional bedroom. An added benefit of this property is the French doors in each of the ground floor rooms, offering views of the splendid garden and easy access to the recently laid patio.



Upstairs, a lengthy landing features a floor-to-ceiling storage cupboard. The luxurious master bedroom showcases an ensuite shower room with a modern walk-in shower, a separate bath and tasteful tiling. This room is bathed in natural light, providing a dual aspect and charming garden views, with a walk-in wardrobe for storage. There are four additional double bedrooms, each with built-in wardrobes and picturesque views. Bedroom six benefits from an en-suite shower room with elegant fixtures and a stylish white bathroom suite. There's also a spacious family bathroom with a white three-piece suite and an additional shower room with a separate toilet. The layout of the upstairs accommodation allows for flexibility, enabling the closure of two double bedrooms and a bathroom, making it an ideal potential annex space. This property is Council Tax Band H.

Please note: This property has recently had planning permission granted for the erection of a first-floor rear extension, garage conversion to include a further bedroom and reception room, associated alterations within the property and construction of a work office pod located in the garden. (MO/2023/0353)

Outside

A paved driveway at the front accommodates up to four cars and an electric up-and-over double garage provides additional storage. The west-facing garden is thoughtfully divided into functional zones, offering various spaces for the whole family to enjoy. A sprawling split-level patio runs along the property's length, perfect for alfresco dining while soaking in panoramic views of Ranmore, Denbies and Box Hill. Beyond, there's a sizable lawn area with steps leading to a woodland garden shaded by mature trees, an enchanting spot for building dens and immersing in nature up close.



Location

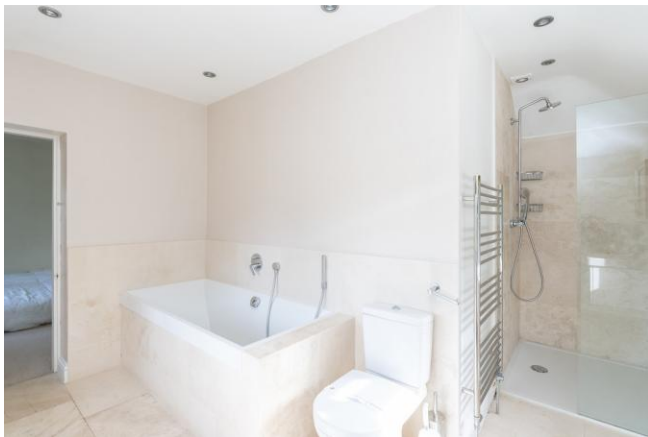
This property is located in the sought-after area of Deepdene Wood, nestled high above Dorking town, offering unspoilt views out towards Ranmore, Denbies and Box Hill. The market town of Dorking offers an excellent selection of independent shops, cafés and restaurants, with West Street a step back in time for antique lovers and those with a keen eye for the unusual. Dorking also boasts fantastic recreational facilities for both adults and children, with Dorking Lawn tennis and Squash club and Meadowbank Park within walking distance from the property. Only 21 miles from the bustle of London, Dorking is a commuter's paradise with this property within 3 miles from both Dorking Main and Dorking Deepdene station, with direct links to London Victoria and London Waterloo Approx. 55 mins away. Access to the M25 is within 10 miles (joining at junction 9) which provides access to both Heathrow and Gatwick airport and local bus services run throughout the year. Local attractions include Denbies Vineyard, Polesden Lacey, Ranmore Common, Leith Hill and Box Hill, with wonderful nature walks, perfect for hikers, mountain biking and leisurely Sunday dog walks.

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.





Deepdene Wood, RH4

Approximate Gross Internal Area = 325.8 sq m / 3507 sq ft
 Garage = 32.5 sq m / 350 sq ft
 Total = 358.3 sq m / 3857 sq ft

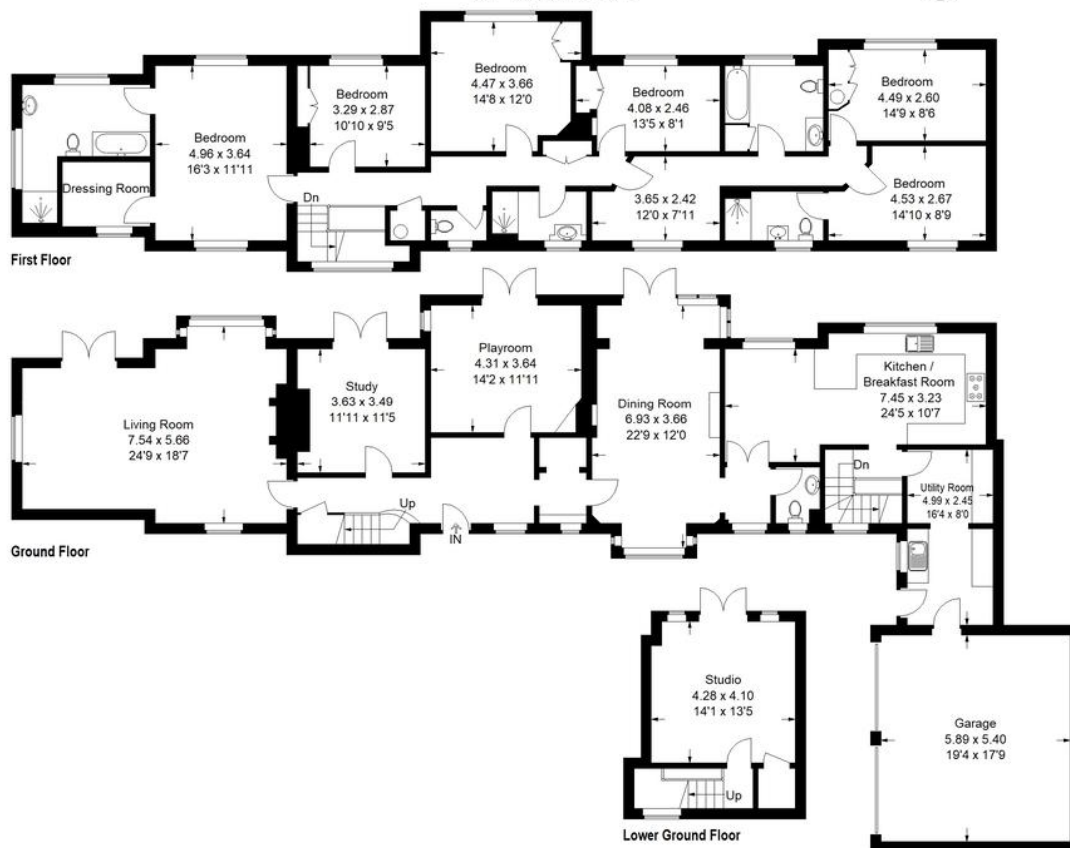


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1008168)

COUNCIL TAX BAND

H

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT

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 01306 776674

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