



Fairfield Drive

Dorking

£799,950

Property Features

- FOUR BEDROOM SEMI-DETACHED HOME
- STUNNING OPEN PLAN KITCHEN/BREAKFAST ROOM
- MASTER BEDROOM WITH ENSUITE
- LANDSCAPED GARDEN WITH HOME OFFICE/GYM
- SITTING ROOM WITH DOUBLE SIDED LOG BURNER
- FLEXIBLE ACCOMMODATION OVER THREE FLOORS
- A MIXTURE OF DOUBLE & TRIPLE GLAZED WINDOWS
- WALKING DISTANCE TO THE ASHCOMBE SCHOOL
- SHORT WALK TO DORKING HIGH STREET & MAINLINE STATIONS
- CLOSE TO MILES OF STUNNING OPEN COUNTRYSIDE



Full Description

A superbly presented four-bedroom family home arranged across three floors, with a flexible layout and wonderful landscaped garden. Located in a sought-after cul-de-sac in Dorking town centre and within walking distance to Meadowbank Park, The Ashcombe school and both main line train stations.

This spacious family home offers versatile accommodation, starting with a bright entrance hall featuring understairs storage and granting access to a convenient downstairs cloakroom. The front-facing sitting room boasts a double-sided log burner, adding charm and ambiance, while the large bay window floods the room with natural light. Adjacent is the dining room, showcasing the opposite side of the log-burner and featuring ample space for a family table and a floor-to-ceiling storage cupboard, complemented by wooden flooring extending from the hallway. An archway leads into the contemporary Schmidt kitchen, the focal point of the house and the heart of the home. Complete with a range of base and eye-level units, integrated appliances and a central island with additional cupboards, the kitchen is enhanced by generous worktops, catering to modern family needs. French doors open onto the pristine garden. Additionally, the kitchen includes a convenient utility cupboard with shelving storage and plumbing for a washing machine and tumble dryer.

Stairs rise to the first-floor landing, leading to two excellent sized double bedrooms which benefit from large windows and fitted wardrobes in one. On this floor there is also a single bedroom which alternatively could be used as a home office for dedicated remote working. There is also a spacious family bathroom which has been finished with a modern white suite and tiled for a clean and practical finish. The master bedroom is accessed by a staircase leading to the 2nd floor. This is another fantastic sized room with built-in wardrobes, eaves storage and a modern ensuite shower room, with stunning elevated views extending towards Denbies.

Outside

To the front of the property is a block paved private driveway with enough space for four vehicles and side access leading to the rear garden. There is also a very useful log store to the side of the driveway. The landscaped rear garden is enclosed by fencing and designed for minimal maintenance, featuring two distinct areas. A spacious patio, stretching across the width of the house, creates an inviting space for outdoor gatherings during warmer seasons. From here, steps lead up to a lawn area bordered by shrubs and hedging. Additionally, an impressive outbuilding, currently utilised as a gym by the current owners, presents versatile potential as a home office, equipped with power and lighting. Adjacent to it, a practical storage shed is ideal for garden tools and there is also a wooden log store for added convenience.

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

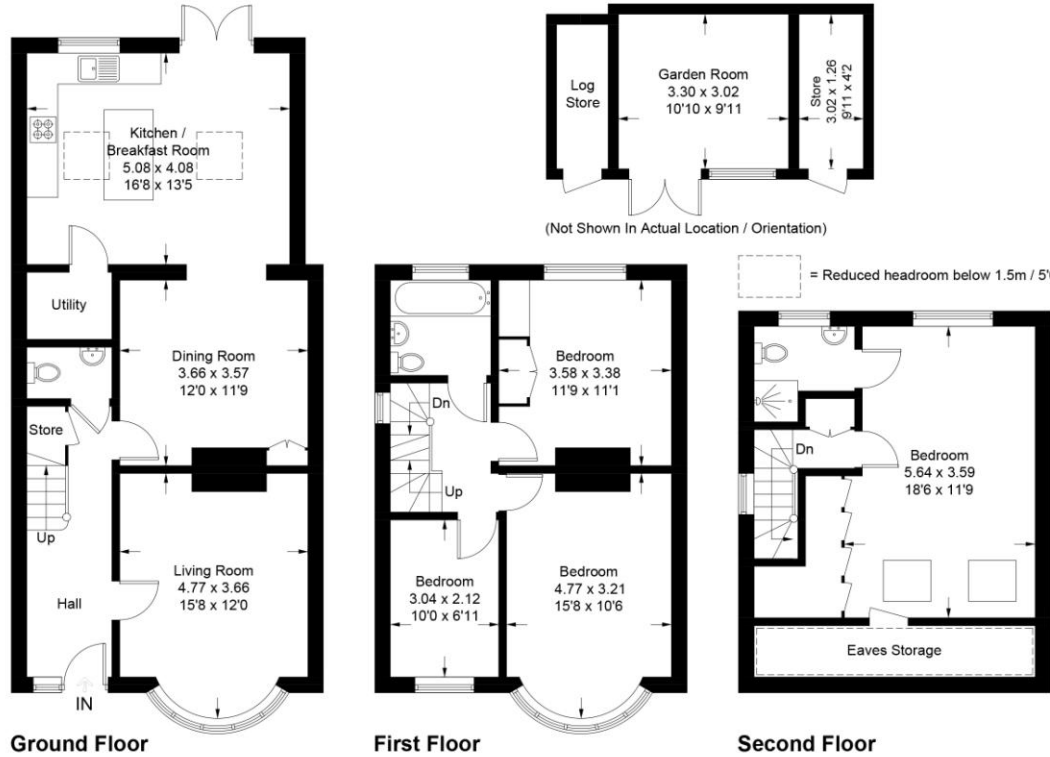
Fairfield Drive is situated within the heart of Dorking town centre which offers a comprehensive range of shopping, social, recreational, and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Depehene railway stations are within proximity, just a short walkaway 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.





Fairfield Drive, RH4

Approximate Gross Internal Area = 141.1 sq m / 1519 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 5.4 sq m / 58 sq ft
 Garden Room = 9.9 sq m / 106 sq ft
 (Excluding Log Store / Store)
 Total = 156.4 sq m / 1783 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. (ID1053546)

CONTACT

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COUNCIL TAX BAND - E

TENURE - Freehold

LOCAL AUTHORITY - Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD
 FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.
 MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract.

