



Ridgeway Road

Dorking

Guide Price £1,395,000

Property Features

- DETACHED FOUR BEDROOM HOME
- 27 FT KITCHEN/BREAKFAST/FAMILY ROOM
- LARGE DRIVEWAY WITH CARPORT
- OVER 2033 SQ FT IN TOTAL
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- LARGE TIERED GARDEN WITH STUNNING VIEWS
- IMPRESSIVE LIVING/DINING ROOM
- CLOSE TO THE NOWER AND ST PAULS CATCHMENT AREA
- SHORT WALK TO DORKING TOWN CENTRE
- CLOSE TO DORKING TENNIS CLUB



Full Description

A beautifully presented and luxuriously finished modern family home, offering flexible accommodation with the majority of the rooms enjoying wonderful views over the property's impressive, landscaped gardens, which offer stunning elevated views. Conveniently located on the highly regarded Ridgeway Road, just a short walk from Dorking tennis club, the town centre, excellent schools and stunning open countryside.

The versatile layout begins with a substantial covered porch which leads into a welcoming entrance hall where you are instantly drawn to the amount of space on offer and further provides access to a convenient floor-to-ceiling storage closet as well as a cloakroom. The outstanding living/dining room is positioned at the rear of the property and instantly impresses with its generous proportions, featuring a cosy log burner, delightful bay window and wonderful views over the grounds. There is plenty of space for comfortable seating as well as space for a large dining table and chairs, providing great potential for entertaining friends and family.

Adjacent to this room is the open plan kitchen/breakfast room, which offers a timeless and elegant décor. Adorned with a range of shaker style cabinets, further enriched with a granite worktop, top-of-the-line range cooker and the provisions for freestanding appliances, a central breakfast bar serves as the perfect hub for the family to gather round. The family room which occupies one side has been fitted with a log burner, with a large dining table positioned overlooking the terrace and additional space for sofas to enjoy the garden views.

Finishing off the ground floor accommodation is the utility room, fitted with additional storage cabinets, a sink and space for both a washing machine and tumble dryer.

On the first floor, there are four double bedrooms which lead off a light and airy landing. The principal suite stands out with its breath-taking view of the garden and far-reaching views, along with a spacious and luxuriously appointed bathroom featuring a large shower enclosure and 'his and her' basins. Servicing these bedrooms is a modern family bathroom, fitted with a bath and handheld shower, vanity unit and heated towel rail.

Outside

To the front of Westmount, there is a substantial driveway with parking for several vehicles and leads up to a single car port with separate storage. The South-West facing grounds are a standout feature, meticulously landscaped and well-maintained over the years. They include a sweeping lawn adorned with well-stocked flower beds as well as a nature garden planted with meadow flowers and fruit trees. A wide sun terrace extends from the side of the house, complemented by well-manicured hedges to create a more sheltered, private space. The whole garden enjoys an elevated position, which offers breath taking, panoramic views across miles of unspoilt countryside. In addition, there is workshop and woodstore located at the rear of the carport.

Council Tax & Utilities

This property falls under Council Tax Band G. The property is connected to mains water, drainage, gas and electricity. There is a broadband connection.

Location

Ridgeway Road is located on the outskirts of Dorking town centre. The town offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline, Deepdene and Dorking West railway stations are within a short drive offering a direct service into London in approximately 55 minutes and also to Gatwick airport. 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 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).

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.





Ridgeway Road, RH4

Approximate Gross Internal Area = 189.0 sq m / 2034 sq ft
 Garage = 13.4 sq m / 144 sq ft
 Total = 202.4 sq m / 2178 sq ft
 (Excluding Carport & External Cupboard)



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. (ID1093159)



COUNCIL TAX BAND

G

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

Cummins House, 62 South Street, Dorking,
 Surrey, RH4 2HD

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements