



## Harrowlands Park

Dorking

**Guide Price £850,000**

### Property Features

---

- NO ONWARD CHAIN
- FOUR BEDROOMS
- KITCHEN WITH SEPARATE BREAKFAST ROOM & UTILITY
- DOUBLE GARAGE & DRIVEWAY PARKING FOR SEVERAL CARS
- PRIMARY BEDROOM WITH EN-SUITE SHOWER ROOM
- THREE RECEPTION ROOMS
- CONSERVATORY OVERLOOKING THE GARDEN
- VIEWS ACROSS RANMORE
- WITHIN ST PAUL'S PRIMARY SCHOOL CATCHMENT
- WALKING DISTANCE TO DORKING TOWN CENTRE



# Full Description

**\*NO ONWARD CHAIN\*** A substantial, four-bedroom detached family home occupies a prime, elevated position in the desirable Harrowlands Park. Cherished by its current owners for many years, the property now presents an excellent opportunity for modernisation through out, featuring a double garage, beautifully maintained gardens, and driveway parking for multiple vehicles.

Entering through a covered porch, you are welcomed into a bright and inviting hallway, which includes a convenient downstairs cloakroom and understairs storage. The front-facing sitting room is filled with natural light from a large bay window and features a gas fireplace, creating a cosy atmosphere with ample room for comfortable seating. French doors open into the adjacent dining room, perfectly sized for a family dining table and ideally located next to both the kitchen and the conservatory. The conservatory boasts panoramic views of the manicured lawn and out to Ranmore, with double doors that lead directly to the garden. The kitchen is fitted with a variety of classic wooden cabinets, generous countertop space, and integrated appliances, opening into a breakfast room which also features a range of cupboards, with access to the garden and a useful utility room.

Upstairs, the primary bedroom includes built-in storage and an en-suite shower room. Two additional double bedrooms also feature built-in wardrobes, while a rear-facing single bedroom also boasts a built-in cupboard and enjoys wonderful views. The family bathroom is equipped with a three-piece suite, including a bath with a handheld shower and sink. The property also benefits from hot water solar panels.

## Outside

Set back from the road, the property is accessed via a spacious driveway offering parking for multiple cars and leading to the attached double garage with twin up-and-over doors. A side gate opens to the enclosed garden, a highlight of this property, with its elevated views over Ranmore. The walled garden features a raised terrace ideal for entertaining, which steps down to a generously sized lawn bordered by mature hedges and shrubs. A summerhouse and potting shed offer additional storage for outdoor items.

## Council Tax Band and Utilities

The property is council tax band G. The property is connected to mains water, drainage, electricity and gas. The broadband connection is FTTC.

## Location

Harrowlands Park is situated within a short walk from 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 Deepdene railway stations are within close proximity (2 miles by car or 1.4-mile walk), offering a direct service into London Victoria and London Waterloo in approximately 55 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 (30-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.

**VIEWING** - Strictly by appointment through Seymours Estate Agents, 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.





# Harrowlands Park, RH4

Approximate Gross Internal Area = 169.2 sq m / 1821 sq ft  
 Summerhouse / Shed = 12.1 sq m / 130 sq ft  
 Total = 181.3 sq m / 1951 sq ft  
 (Including Garage)



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. (ID1137008)

## COUNCIL TAX BAND

G

## TENURE

Freehold

## LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## CONTACT

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

www.seymours-estates.co.uk  
 sales@seymours-dorking.co.uk  
 01306 776674

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

