



## Deepdene Avenue, Dorking

- 2584 SQ FT IN TOTAL
- SIX BEDROOMS
- 24FT LIVING/DINING ROOM
- IMPRESSIVE MATURE GARDENS WITH GARDEN OFFICE & AMPLE DRIVEWAY PARKING
- SOUGHT AFTER LOCATION
- PRINCIPLE BEDROOM WITH PRIVATE BALCONY
- FLEXIBLE LAYOUT OVER 4 LEVELS, WITH POTENTIAL FOR ANNEXE
- ACCESS TO THE GARDEN FROM 3 OF THE 4 LEVELS

Guide Price £999,999

EPC Rating '64'

- CLOSE TO LOCAL SCHOOLS & MAINLINE TRAIN STATIONS
- SHORT WALK TO DORKING HIGH STREET



Tucked away in a sought-after location, this impressive six-bedroom detached home offers over 2,500 sq. ft. of generous and flexible accommodation, two kitchens, two bathrooms, a garden office and beautifully mature gardens.

The home opens on the lower ground floor with a welcoming hallway, featuring built-in storage for coats and shoes, which leads down into the kitchen. The kitchen offers excellent scope for redesign and could be transformed into a contemporary open-plan kitchen/dining space with direct access to the garden (STPP). A short flight of stairs leads to the ground floor, where you'll find four bedrooms, two of which are singles, both with built-in storage and two doubles, all enjoying peaceful garden views. On this level is the first of two family bathrooms, fitted with a three-piece suite and bath. The standout feature of the home is the upper ground floor's stunning triple-aspect living/dining room, complete with wooden flooring, a feature fireplace, and direct garden access. This is the true heart of the house, perfect for entertaining or enjoying quiet evenings with the family. Adjacent is a contemporary kitchen fitted with a range of units and space for freestanding appliances. This space could be transformed into a functional utility room or reconfigured to make a further reception room, ideal for growing families. The top floor offers two further bedrooms, including the principal bedroom with its own private balcony overlooking the gardens, plus a second double with built-in storage. This level also houses the second family bathroom, with potential for modernisation. This property also benefits from plenty of undercroft storage as well as a loft, providing additional storage space also.

#### Outside

The property sits within a generous plot, offering generous driveway parking for several cars. Being built into a hill, three of the four levels of the property have direct access to the mature gardens at ground level which offer a mix of lawn, established planting and stone pathways leading to private seating areas. The elevated rear garden enjoys wonderful views across surrounding greenery, while a detached garden office provides an ideal work-from-home solution.

#### Summary

This is a rare opportunity to secure a large family home in a desirable location, with fantastic potential to update and personalise. Whether you are looking for flexible multigenerational living, space for a growing family, or a property to modernise, this home ticks every box.

#### Utilities & Council Tax

This property falls under Council Tax Band G. The property is connected to mains drains, water, electricity and gas. The internet is an FTTC connection.

#### Location

Dorking town offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking railway station (London Victoria and London Waterloo in approximately 50 minutes) being within close proximity (1 mile). The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8. The general area is famous for its outstanding countryside including Ranmore and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus the Denbies Estate (England's largest vineyard).

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

Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. 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.



## Deepdene Avenue, RH4

Approximate Gross Internal Area = 222.4 sq m / 2394 sq ft  
 Outbuilding = 12.0 sq m / 129 sq ft  
 Total = 234.4 sq m / 2523 sq ft  
 (Excluding External Store / Undercroft Store)



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. (ID1238896)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band G

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

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

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

