



Elmhurst Drive

Dorking

Guide Price £825,000

Property Features

- FOUR BEDROOM DETACHED HOME
- IMPRESSIVE OPEN PLAN KITCHEN/SITTING ROOM
- SEPARATE SNUG/STUDY
- GARAGE & DRIVEWAY PARKING
- PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM
- 1549 SQ FT IN TOTAL
- LANDSCAPED REAR GARDEN
- STYLISH FAMILY BATHROOM & DOWNSTAIRS W/C
- CLOSE TO ST PAUL'S CHURCH & DORKING HOSPITAL
- CLOSE TO MILES OF GREEN OPEN SPACES



Full Description

Situated in an elevated position within one of South Dorking's most sought-after neighbourhoods, this superb four bedroom detached home offers spacious, modern living, wonderful views, and a peaceful setting, all within easy reach of the town centre. Perfectly placed for family life, the property is just a short walk from Dorking High Street, excellent schools, Dorking Tennis & Squash Club and the area's excellent walking trails, including The Nower and The Deepdene Trail.

Step inside and you're greeted by a bright, welcoming hallway with floor-to-ceiling windows that flood the space with natural light. There is a handy downstairs cloakroom and access to all the main rooms. At the rear of the property sits the open-plan kitchen, dining and sitting room that is the highlight of this home. A sociable space that's full of warmth and character, the sitting area has a log burner for cosy winter evenings and dual aspects over both the front and rear gardens. The kitchen feels sleek and modern, with high-gloss curved units, wooden worktops and integrated appliances, while the dining area sits in the middle, perfectly placed to overlook the garden. Two sets of sliding doors open straight out to the terrace, creating that effortless flow that's ideal for entertaining. There is also side access to the garage, which doubles up as a practical utility space for laundry and storage. A second reception room is currently a snug, but equally offers a fantastic home office, playroom, or guest space.

A generous landing, enjoying plenty of natural light, leads to four well-proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from extensive fitted wardrobes and a stylish en suite. The family bathroom is spacious and offers both a shower cubicle and a separate bath for added convenience. From the landing, a door opens onto a private balcony, perfectly positioned to capture the morning sun, an idyllic spot to take in the peaceful surroundings.

Outside

The property enjoys landscaped front and rear gardens, with an elevated terrace ideal for outdoor entertaining, and driveway parking leading to a single garage. Please note the garage door has been fitted with a solid panel but the garage door could be reinstated if needed. The rear garden offers a good degree of privacy and enjoys lovely views across Denbies and the surrounding countryside.

Council Tax & Utilities

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

Location

Situated on the highly regarded Elmhurst Drive, which 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, 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.



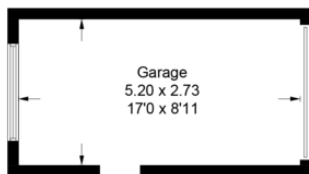


Elmhurst Drive, RH4

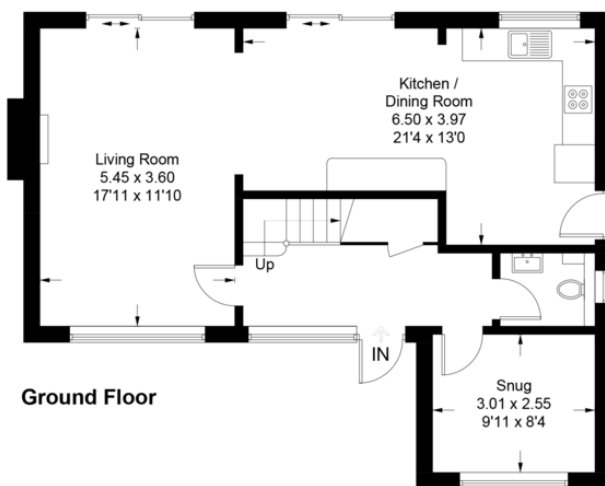
Approximate Gross Internal Area = 129.9 sq m / 1398 sq ft

Garage = 14.0 sq m / 151 sq ft

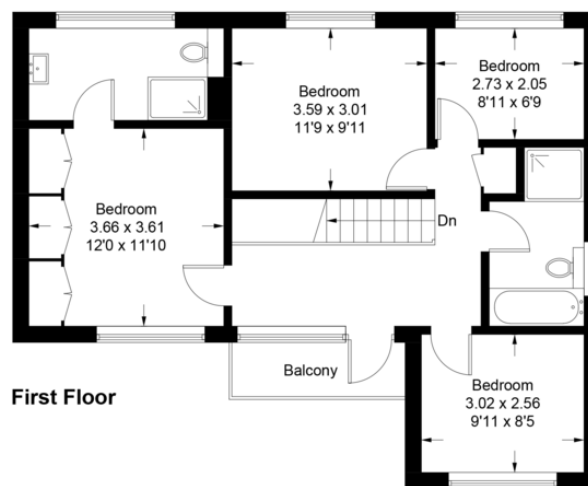
Total = 143.9 sq m / 1549 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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. (ID1256082)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

G

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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