



Ridgeway Drive

Dorking

Guide Price £1,175,000

Property Features

- FOUR BEDROOMS & THREE BATHROOM DETACHED HOUSE
- IMPRESSIVE OPEN PLAN KITCHEN/DINING/ LIVING ROOM
- PRINCIPAL BEDROOM WITH ENSUITE BATHROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- SOUTH FACING GARDEN WITH DETACHED STUDIO
- DRIVEWAY PARKING FOR SEVERAL CARS & INTEGRAL GARAGE
- SOUGHT AFTER LOCATION
- STYLISH FAMILY BATHROOMS
- SHORT WALK TO DORKING HIGH STREET
- CLOSE TO MILES OF STUNNING OPEN COUNTRYSIDE



Full Description

A beautifully presented four bedroom, three bathroom, detached home, thoughtfully updated and reconfigured to create a stylish, practical home, ideal for growing families. With generous proportions and modern finishes, the property includes a pretty rear garden with detached studio and generous driveway with integral garage. Located on the sought after Ridgeway Drive, a short walk to the High Street, Meadowbank Park and Dorking lawn tennis and squash club.

The property opens into an impressive entrance hall, immediately setting the tone for the properties style. From here, there is access to a useful downstairs cloakroom, built-in storage and a well-positioned study at the front, ideal for home working. To the rear, the home truly comes into its own with a stunning, recently reconfigured kitchen, dining and family space. This expansive, multi-functional room is designed for modern living, offering a bright and sociable hub of the home. Sleek cabinetry, a central island with seating, and a well-appointed larder cupboard provide both style and practicality, while the adjoining utility room, complete with sink, storage and laundry space, offers additional convenience and direct access to the side of the garden. The family area comfortably accommodates a large seating arrangement and is centred around a charming log-burning stove, creating a cosy yet contemporary feel. Bi-folding patio doors frame views of the beautifully maintained south-facing garden, flooding the space with natural light and seamlessly extending the living area outdoors.

Upstairs, the sense of space continues with a large landing, complete with a linen cupboard and access to the loft. The principal bedroom is a luxurious retreat, featuring a walk-in dressing area and a sleek en-suite shower room with stylish tiling and a walk-in shower. There are three further generous double bedrooms, all enjoying a bright, airy feel and attractive outlooks. There is a separate, updated shower room, as well as an additional bathroom which is equally impressive. It has been finished to a high standard, featuring contemporary tiling and a stylish vanity unit, creating a polished and sophisticated space.

Outside, the south-facing rear garden is a particular highlight, offering a wonderful balance of lawn and patio, ideal for outdoor dining and relaxation. The garden is well enclosed and thoughtfully landscaped, with a versatile garden studio which has been fully insulated, providing additional space for work or leisure. To the front, a generous driveway provides ample parking for up to four vehicles and includes an EV charging point, adding further practicality to this exceptional home. An integral garage provides fantastic storage.

Utilities, solar panels & 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. The property also has solar panels fitted and battery to the rear elevation of the property.

Location

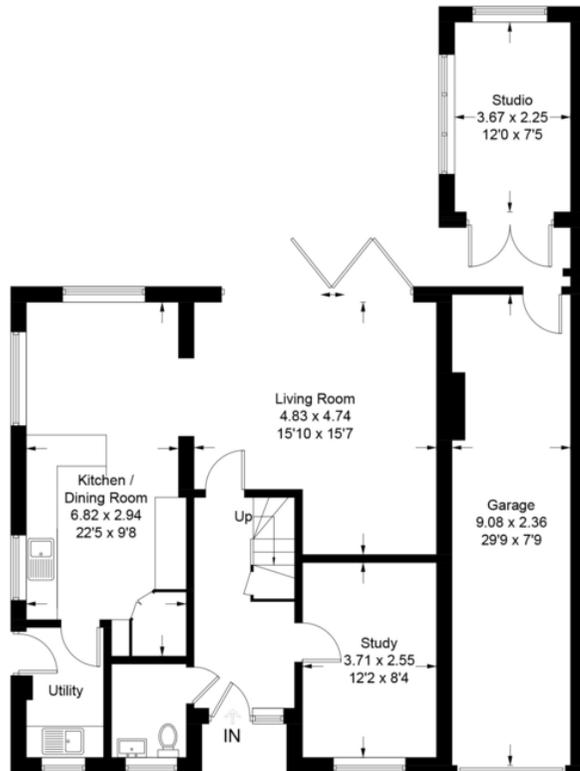
Dorking town offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking railway station (London Victoria and London Waterloo in approximately 50 minutes) being within close proximity (1 mile). The 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).



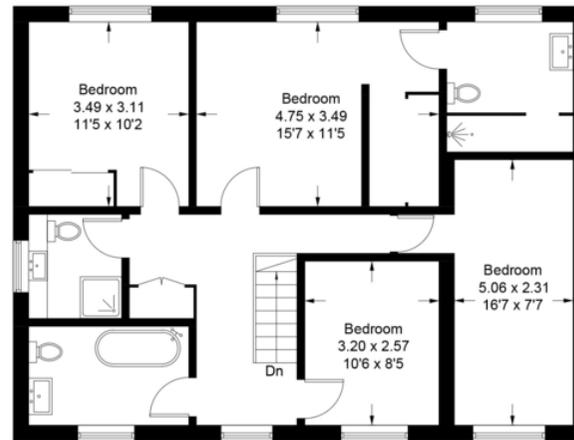


Ridgeway Drive, RH4

Approximate Gross Internal Area = 150.0 sq m / 1615 sq ft
 Garage / Studio = 29.3 sq m / 315 sq ft
 Total = 179.3 sq m / 1930 sq ft



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. (ID1284551)

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.



COUNCIL TAX BAND G

TENURE Freehold

LOCAL AUTHORITY
 Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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