



Ridgeway Drive

Dorking

- Five bedrooms
- Master with en suite
- Living & dining room
- Close to The Nower
- Kitchen
- Study
- Enclosed garden
- 29ft garage and driveway

Guide Price £795,000

EPC Rating 'TBC'

- Sought after Road
- No onward chain
- Sun room



An exciting opportunity to purchase a much loved 5 bedroom detached family home offering over 2,000 ft of bright, spacious accommodation with an enclosed garden and 29ft garage. The property is positioned along one of Dorking's premier roads, just a short walk from everything the town has to offer including excellent schools, the High Street, mainline train stations and The Nower.

Offered with no onward chain, this has been a much-loved family home for the past 55 years and now offers a wonderful opportunity for a new owner to add their own stamp.

Starting with a spacious hallway, the ground floor accommodation flows ideally for modern day family living. The kitchen has been fitted with a range of floor to ceiling units complemented by ample worktop space and room for all the expected appliances plus a useful stable door allowing access to the outside. The impressive rear aspect living room flows through into the well-proportioned dining room. Next is the spacious sunroom with double doors opening onto the garden. With some work, this could be transformed into a stunning space which could have several different uses including a separate family room, ideal for entertaining guests. To the front is a generous sized study which makes a great home working space or could also be used as a family/play room if required. Completing the ground floor is the downstairs cloakroom. From the hallway, stairs rise to the spacious first floor landing which in turn provides access to all the upstairs accommodation and to the large loft space which is mostly boarded and offers some potential to extend STPP. As you can see from the floorplan, the rear aspect Master bedroom is a very spacious 15'7 ft with fitted wardrobes and ensuite bathroom. Bedrooms two, three and four are all generous doubles. Bedroom five is a good size single room. The family bathroom completes the accommodation fitted with a white suite.

Outside

The front of the property is mainly laid to lawn with mature shrubs borders and the driveway which offers parking for several cars and access to the garage. The tranquil back garden is fence and hedge enclosed, mainly laid to lawn with a large patio - ideal for al fresco dining or entertaining. The whole garden is fully enclosed creating a serene, secluded space with a mature tree, an inviting array of shrubs and well stocked beds.

Garage 29'6ft x 7'9ft

There is a spacious garage with power and lighting.

Workshop 17'1ft x 7'7ft

Power and lighting.

Location

Ridgeway Drive is situated just on the outskirts 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 (0.9 miles), just a short 15 minute walk away offering a direct service into London Victoria and London Waterloo in approximately 50 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 and The Priory at secondary level and St Pauls and St Martins at primary level. Dorking Tennis and Squash club is located close by. 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) situated on the northern outskirts of Dorking.

VIEWING - Strictly by appointment through Seymours Estate Agents, 27 South Street, Dorking, RH4 2JZ.

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

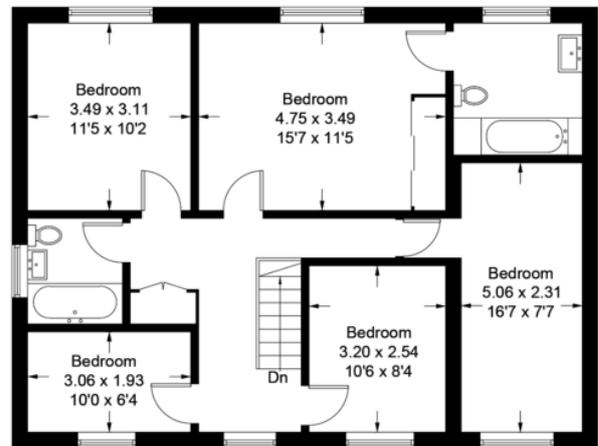
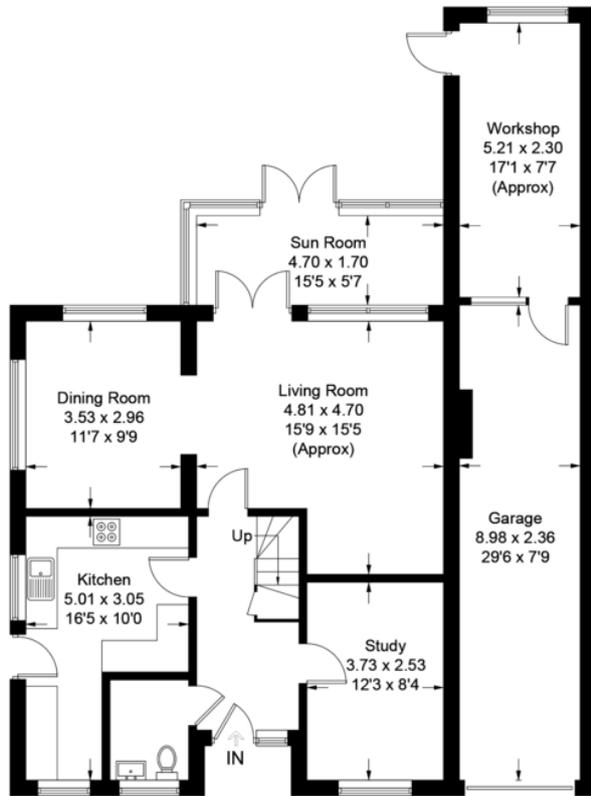


Ridgeway Drive, RH4

Approximate Gross Internal Area = 158.7 sq m / 1708 sq ft

Garage / Workshop = 33.1 sq m / 356 sq ft

Total = 191.8 sq m / 2064 sq ft



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. (ID710102)

COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley

CONTACT

27 South Street, Dorking,
Surrey, RH4 2JZ

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

