Seymours









St. Pauls Road West

Dorking

Guide Price £1,650,000

Property Features

- SIX-BEDROOM, THREE-BATHROOM DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- OVER 3100 SQ FT IN TOTAL
- FITTED KITCHEN WITH BREAKFAST BAR AND SEPARATE UTILITY ROOM
- 16FT STORE, TWO GARAGES & DRIVEWAY FOR THREE CARS
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- LOWER GROUND FLOOR OFFICE WITH ITS OWN ENTRANCE AND WC
- SHORT WALK TO THE HIGH STREET, ST PAULS SCHOOL & MAINLINE TRAIN STATIONS
- ESTABLISHED 100 FT REAR GARDEN WITH LAWN & COVERED TERRACE

Full Description

Set in an elevated position on St Pauls Road West in Dorking, this substantial six-bedroom, three-bathroom, detached home offers over 3,100 sq ft of accommodation across four levels in total. Extended and reconfigured by the current owners, this wonderful home features flexible accommodation, a double garage with attached home office, driveway parking for three cars and a generous south facing rear garden with detached cabin, appealing to growing families, anyone looking for space to work from home or pursue hobbies and multigenerational living.

Accessed from both sides of the driveway, the property begins in a welcoming hallway which enjoys original parquet flooring with cloakroom and built-in storage for coats and shoes. The kitchen sits at the front, fitted with panelled cabinetry, contrasting dark granite worktops and a curved breakfast bar. There is a built-in double oven, a gas hob and space for an American-style fridge freezer as well as electric underfloor heating for added comfort. A separate utility room provides additional worktop space and a sink as well as access out to both the garden and the front of the property. At the centre of the home is the generous living and dining room which extends to over 21 ft, with original parquet flooring a true feature, with a cosy wood burning stove set into the fireplace recess. There is ample room for a family dining table alongside the main seating area with glazed doors leading directly into the hardwood conservatory, which overlooks the garden and opens onto the terrace. A second living room offers versatility, with its own access to the garden as well as a connecting cloakroom, this would make an ideal space for a home business or guests. A further cloakroom is accessed from the entrance hall.
On the first floor are three generous double bedrooms, including a generous principal bedroom with fitted wardrobes and an en suite shower room. Bedroom four is a comfortable single and a separate study providing a dedicated space for home working. The family bathroom has been fitted with a bath and separate shower enclosure. Stairs rise again to the second floor where you will find two further bedrooms, one has been fitted with a small kitchenette area including a sink and worktop with space for a small fridge and microwave if desired. Servicing both rooms is a modern bathroom, giving guests or older children their own space.

Outside
The house can be accessed via steps to one side of the house, with a partially ramped pathway on the other providing easier access. To the front, a wide driveway provides off-street parking for three cars and leads to the double garage. The adjoining lower ground floor office has its own entrance from the driveway and a WC, allowing it to be accessed independently of the main house, making it an ideal work from home business space.
The 100ft established south facing rear garden has a broad lawn framed by mature trees, fruit trees and hedging. A paved terrace beside the house provides space for outdoor dining, with a substantial covered seating area for shelter.
Towards the far end, a timber cabin measuring approximately 17 ft by 14 ft is fitted with both power, lighting, internet and insulation in both the floor and the roof, offering the new owner's versatility in its use. There is also a separate shed and a garden store, both fitted with power and lighting.

Council Tax & Utilities
This property falls under Council Tax Band F. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection.

Location
Situated on one of Dorking's most sought-after residential roads, the property is particularly well placed for St Paul's School, St Pauls Church, Dorking town centre and its excellent range of shops, cafés and amenities, as well as the town's railway stations. The surrounding Surrey Hills, including Ranmore Common, Box Hill and Denbies Wine Estate, provide miles of beautiful countryside close at hand. Dorking town centre 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.













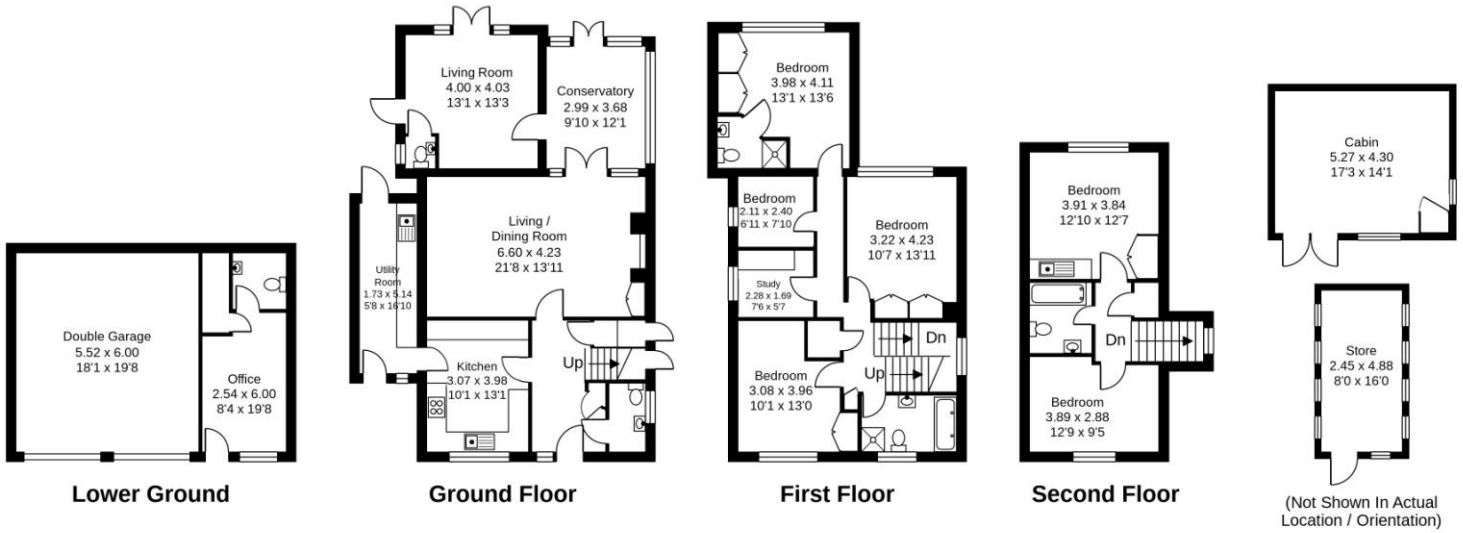






St Pauls Road West, RH4

Approximate Gross Internal Area = 221.3 sq m / 2383 sq ft
Double Garage = 33.4 sq m / 360 sq ft
Cabin = 23.0 sq m / 247 sq ft
Store = 12.1 sq m / 130 sq ft
Total = 289.9 sq m / 3120 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.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.
FIXTURES & FITTINGS - 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. MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.

COUNCIL TAX BAND
F

TENURE
Freehold

LOCAL AUTHORITY
Mole Valley District Council

EPC TBC

CONTACT
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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