



Lyncroft
Chichester Close | Dorking | Surrey | RH4 1LP

FINE & COUNTRY

STEP INSIDE

Lyncroft

Elegant and full of charm, this 1920s detached family home sits in one of Dorking's premier residential roads. Nestled in the historic market town of Dorking, right in the heart of the Surrey Hills Area of Outstanding Natural Beauty, it offers that rare blend of seclusion and convenience.

Set back in a quiet close just off the A24, the property is just minutes from three mainline stations, with direct services to both London (Waterloo, Victoria and London Bridge) and Gatwick, The Ashcombe School, Dorking town centre and the leisure centre, including the acclaimed Dorking Halls.

Leisure and lifestyle are all around you, with direct access to picturesque countryside walks through Denbies Wine Estate and up to the breathtaking views from Ranmore Common.

Inside, the home has been immaculately and thoughtfully renovated by the current owners, creating a spacious, light-filled interior that blends period elegance with modern family living.

You're welcomed by a generous entrance hall with oak-effect flooring running throughout the ground floor. The drawing room, with its elegant fireplace and French doors to the garden, offers a tranquil retreat. At the heart of the home is a beautifully appointed kitchen with Shaker-style units and a central island, opening into a dining and seating area in front of an Inglenook fireplace with a wood-burning stove, perfect for entertaining.

Also on the ground floor are a cloakroom, a flexible family/study room and a practical utility space. Upstairs, you'll find five well-proportioned bedrooms, including a luxurious principal suite with en suite shower room and a stylish family bathroom.









INFORMATION

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Outside, the south-facing garden is a true highlight, lovingly landscaped with mature trees, vibrant perennial borders and an expansive terrace for al fresco dining. A private rose garden, dotted with fruit trees, offers a peaceful spot to enjoy your morning coffee or a quiet evening to unwind.

Two timber outbuildings provide useful storage and there's potential to create a self-contained annexe with its own private entrance. With generous parking, a garage, carport and an EV charging point, this home is as practical as it is picturesque — offering space, style and superb connectivity in one of Surrey's most desirable locations.

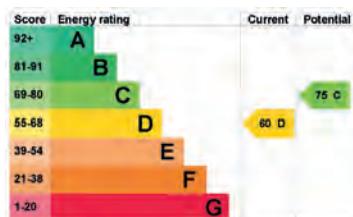




This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Council Tax Band: G

Tenure: Freehold



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