Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

The Ridgeways, Ridgeway Drive
Dorking
RH4 3AN

An immaculate and versatile 4 bed detached home in close proximity to Dorking town centre whilst retaining a peaceful cul de sac location neighbouring woodland and countryside, this is a home that has been lovingly restored over the years, and is now offered to the market chain free.

OIEO £900,000

4 2

2 3+



- Detached home
- Immaculate condition
- Enclosed wrap around garden
- Off street parking for several vehicles
- Peaceful cul de sac location
- Close proximity to Dorking town centre
- Neighbouring woodland and countryside
- Naturally bright and spacious






Relax

PROPERTY DESCRIPTION

A home full of warmth and character, this immaculately presented family home has been lovingly restored and improved throughout the years, awaiting its next chapter.

This has been home for three generations within the same family, which is testament to the property that it is and you soon acknowledge why. Discretely positioned on Ridgeway Drive, The Ridgeways offers spacious and versatile living whilst being in a private setting that is not overlooked.

Leading down the quartz pathway to the picket fence, you are greeted by the landscaped gardens and the immediate charm of the house. Upon entering, you are met with a bright entrance hall that leads through to the kitchen/dining area with triple aspect to the right. The kitchen is very well equipped, with a large range cooker, high quality fitted kitchen units, space for appliances and a breakfast bar area, whilst benefitting from sky lights which flood the room with natural light. The dining area has doors leading out to the rear of the garden, and there is a utility room/boot room to the side of the kitchen/dining area that leads out to the garden.

Downstairs, you have a family shower room, a well proportioned and bright double bedroom with fitted wardrobes, a further bedroom that would benefit as a study, nursery or family games room, before leading to the welcoming and spacious lounge that has triple aspect over the gardens. There is a bay window, patio doors leading to the rear garden, and a beautiful Italian marble and oak fireplace.

Upstairs, there are two further large double bedrooms and a family bathroom, with storage in the eves.
















Relax





PROPERTY DESCRIPTION

The property has been thoughtfully decorated in neutral colours throughout, making this a turn key opportunity that the next owners can easily add their personality to the property.

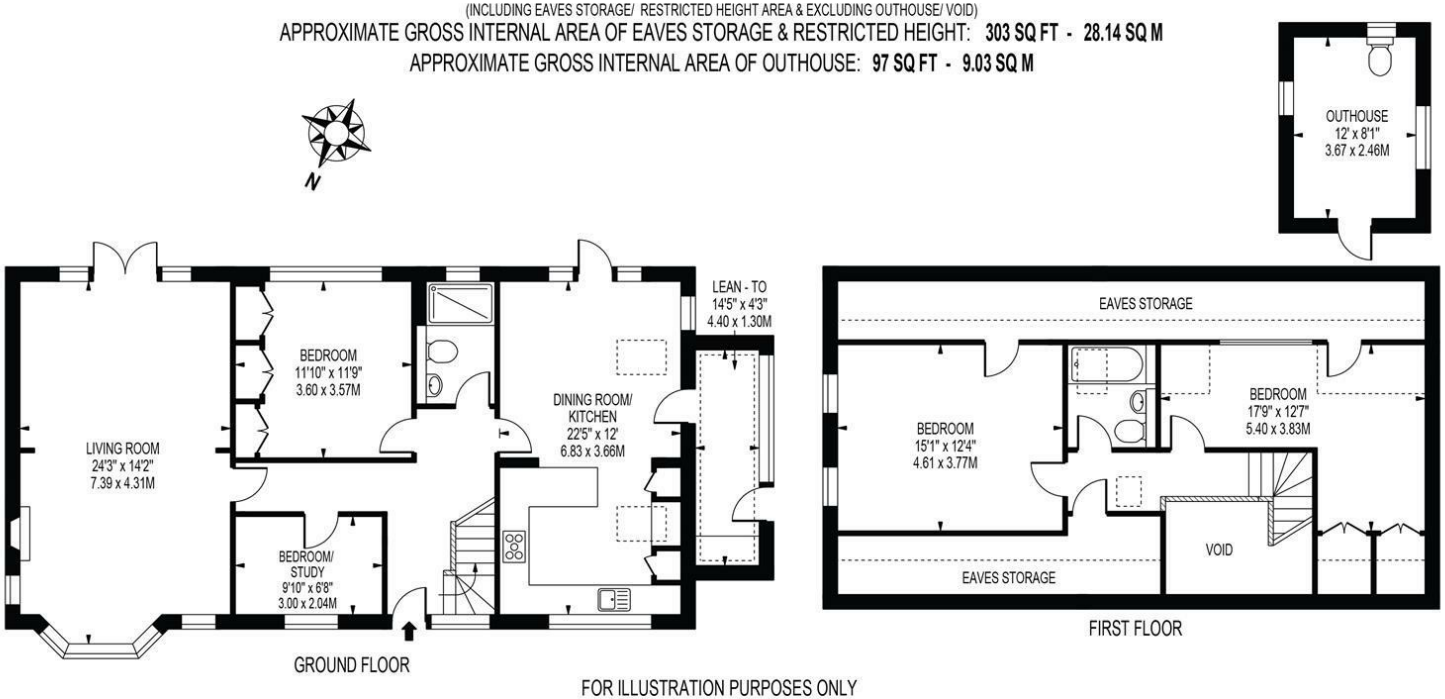
Outside, you have a beautifully landscaped wrap around and enclosed garden, with parts laid to lawn, decked and brick paved. The garden is particularly private thanks to the established trees and shrubs that have been planted, which include a cherry tree that blossoms a beautiful pink colour in the spring, acers turning colours in the autumn, and jasmine and honeysuckle, all that give this wonderful home a sense of sanctuary.

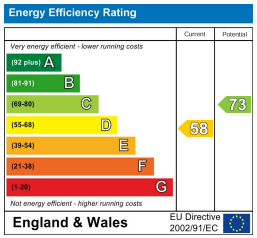
Ridgeway Drive is located a short walk from Dorking town centre which plays host to wide variety of amenities to suit all lifetsyles and stages of life. Dorking Tennis Club is located moments away, with easy access to Flint Hill that takes you swiftly to the A24 for wider travel. Dorking's mainline stations are within easy reach, providing access to London Victoria via Southern services, London Waterloo via South Western services and Gatwick Airport and Reading via Great Western services. Heathrow and Gatwick International Airports are both within easy reach by road, and West Sussex and the south coast can be reached within an hour.

For further information or to arrange a viewing, please contact Chris Ashman-Adams.

THE RIDGEWAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1859 SQ FT - 172.71 SQ M**
(INCLUDING EAVES STORAGE/ RESTRICTED HEIGHT AREA & EXCLUDING OUTHOUSE/ VOID)
APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: **303 SQ FT - 28.14 SQ M**
APPROXIMATE GROSS INTERNAL AREA OF OUTHOUSE: **97 SQ FT - 9.03 SQ M**





FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

The Ridgeways, Ridgeway Drive

If you would like to arrange a viewing, please call Chris Ashman-Adams on 01306 771177

TENURE: Freehold
EPC RATING: D
COUNCIL: Mole Valley
TAX BAND: G

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



01737 817718

kennedys-ipa.co.uk @kennedysipa info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT

Kennedys Residential Ltd - Company Number: 09252025