



Deepdene Avenue, Dorking  
£1,200,000





“ I love this house because it combines spacious, light-filled living with a mature, secluded garden perfect for family life and entertaining, a versatile studio and office in the converted garage, plenty of parking for up to eight cars and the charm of working open fireplaces – all set on one of Dorking’s most desirable streets close to excellent schools and transport links.

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An exceptional opportunity to acquire a substantial four-bedroom detached residence, enviably located on one of Dorking's most prestigious and sought-after roads. This elegant family home combines generous living space with thoughtfully upgraded features and beautifully maintained gardens, all within easy reach of the town centre and mainline stations.

The accommodation is arranged over two floors and comprises a welcoming entrance hall, a spacious sitting room and formal dining room, both with working fireplaces, and a well-appointed kitchen/breakfast room with direct access to the rear terrace and gardens. A convenient shower room completes the ground floor.

On the first floor, there are four well-proportioned bedrooms and a modern family bathroom featuring a heated floor and a wireless shower system as well as an additional cloakroom. The main loft is equipped with electric points, adding further versatility.

The gardens are a true highlight – mature, secluded, and extending to the rear, providing an exceptional setting for outdoor entertaining, family life, and relaxation. A shed with a power point and external double power supply supports gardening or hobby needs.

The original garage has been thoughtfully converted into a studio with a separate office and loft space, including a double central heating radiator, TV point, and satellite connection, creating highly flexible accommodation for work or leisure.

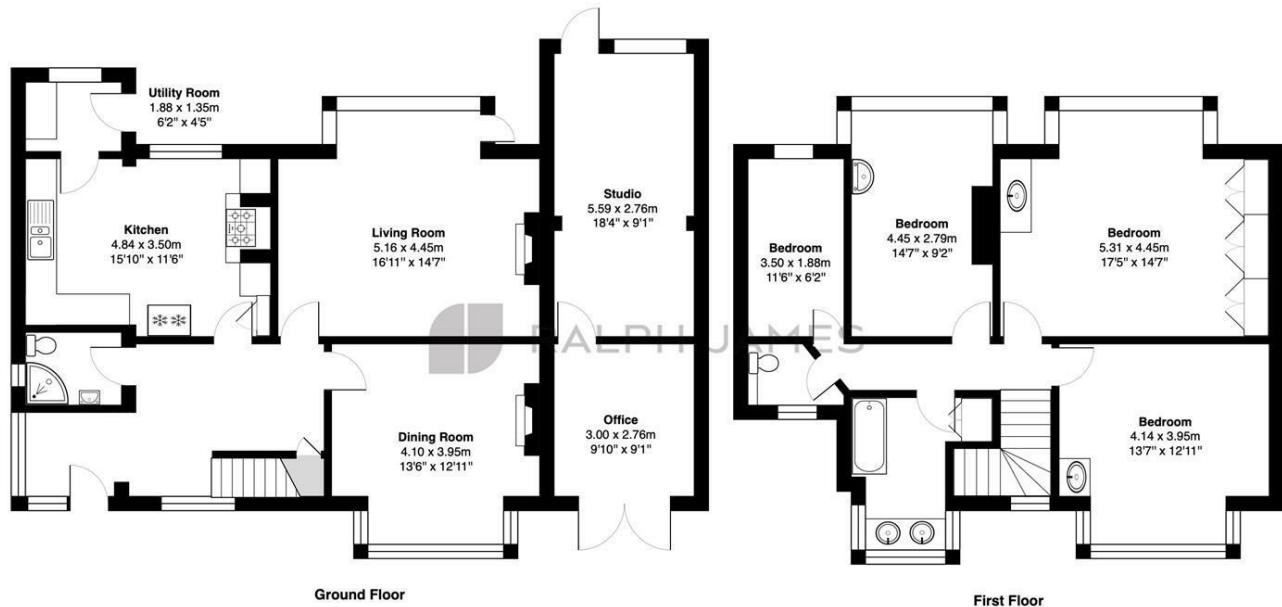
The property is approached via a private driveway fitted with three electrical double plug points, offering parking for up to eight cars. Additional amenities include BT WiFi and multiple practical electric points throughout the property.

The property has recently had plans drawn up for a kitchen extension and a loft conversion, subject to planning permission for kitchen and certificate of lawfulness for the loft. Plans available on request.



## Need to know

- Spacious detached family home
- Flexible converted garage ideal for home working or hobbies.
- Exceptional gardens with views towards Box Hill.
- Large driveway with parking for up to eight cars.
- Convenient location, close to train stations.
- Potential to extend (STPP)
- The property covers an area of a third of an acre



Deepdene Avenue, Dorking

Total Area: 176.2 m<sup>2</sup> ... 1897 ft<sup>2</sup>

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## Interested?

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