



**patrick
gardner**
RESIDENTIAL

Lynwood Cliftonville, Dorking, Surrey, RH4 2JF

Price Guide £825,000



- IMPRESSIVE VICTORIAN HOME
- FORMAL SITTING ROOM
- DINING ROOM
- ORIGINAL FEATURES
- SUMMER HOUSE
- FOUR DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- FAR REACHING VIEWS
- MASTER BEDROOM WITH ENSUITE
- NO ONWARD CHAIN

Description

This superb semi-detached Victorian home combines period character with spacious, versatile modern living. Extending to approximately 1,640 sq ft over three floors, the property has been thoughtfully extended to create well-presented accommodation ideally suited to family life.

The ground floor offers two generous reception rooms, providing excellent space for both entertaining and relaxing. To the rear, the impressive kitchen/breakfast room is well suited to family life and is complemented by a useful utility room and cloakroom.

On the first floor are three well-proportioned bedrooms and a family bathroom. The top floor, added in 2007, is home to a magnificent principal bedroom, enjoying stunning far-reaching views towards Ranmore. A private en-suite shower room completes this exceptional retreat.

Outside, the low-maintenance rear garden extends to approximately 50 feet and provides a pleasant space for outdoor dining and relaxation. A useful summer house adds further flexibility, offering the potential for a home office, studio, playroom or hobby room.

Ideally positioned within easy reach of Dorking town centre, the property is perfectly placed for a wide range of local amenities, schools and transport links. With its generous accommodation, attractive period features and enviable views, this is a particularly appealing Victorian home offering both character and versatility in a highly desirable location.



Situation

Cliftonville is ideally situated within easy reach of Dorking town centre, which offers an excellent range of shops, cafés, restaurants and leisure facilities. Local amenities include Waitrose, Marks & Spencer, Waterstones and Robert Dyas, together with a variety of independent coffee shops, restaurants and popular pubs.

Dorking Halls, located at the eastern end of the town, offers a cinema and sports centre, alongside a 24-hour fitness centre.

Dorking is well served by a highly regarded selection of schools. Cliftonville is conveniently located for St Paul's and Powell Corderoy primary schools, as well as The Ashcombe and The Priory secondary schools.

For commuters, Dorking mainline station provides services to London Victoria and London Waterloo, via Epsom and Clapham Junction, with journey times of approximately 55 minutes. There are also two further stations, Dorking Deepdene and Dorking West, providing services to Guildford, Reigate, Gatwick and beyond.

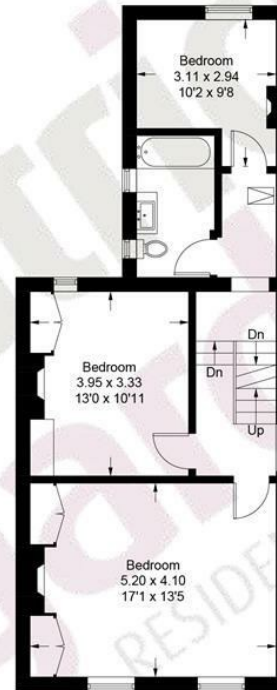
Tenure	Freehold
EPC	E
Council Tax Band	G

Gross Internal Area = 152.4 sq m / 1640 sq ft
 Summer House = 11.4 sq m / 123 sq ft
 Total = 163.8 sq m / 1763 sq ft

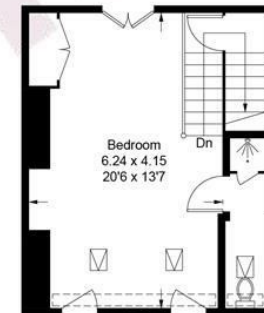
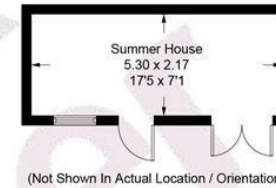
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

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 decisions reliant upon them. (ID1332560)

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