



16 BURFORD LODGE
LONDON ROAD, DORKING, SURREY

JACKSON-STOPS 

16 BURFORD LODGE, LONDON ROAD, DORKING, SURREY RH5 6BP
GUIDE PRICE £875,000

CONTEMPORARY LUXURY IN ONE OF
DORKING'S FINEST LOCATIONS OFFERING
3 BEDROOMS 3 BATHROOMS PRESENTED
IN TURNKEY CONDITION



DISTANCES

BOX HILL/WESTHUMBLE STATION
0.4 MILES
DORKING 2.5 MILES
M25 (J9) LEATHERHEAD 4.5 MILES
REIGATE 6.9 MILES

GROUND FLOOR

- Entrance hall
 - Sitting room
 - Kitchen/dining room
 - Conservatory
 - Cloakroom
-

FIRST FLOOR

- Main bedroom with fitted wardrobes and en-suite bathroom
 - Two further bedrooms with fitted wardrobes and en-suites
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OUTSIDE

- Secluded walled garden
- Open bay garage and private parking space
- Tennis court and arboretum
- Communal grounds extend to approximately 8 acres

DESCRIPTION

A beautifully presented house in one of Surrey's most desirable private settings. Tucked away within the exclusive gated grounds of Burford Lodge at the foot of Box Hill. 16 Burford Lodge is one of 8 houses within this exclusive estate and this immaculately presented house combines elegant modern living with a wonderfully private setting. Occupying a corner position and surrounded by mature landscaping, the property offers three bedrooms and three bathrooms, all finished to an exceptional standard. The accommodation is centred around a sleek contemporary kitchen featuring a substantial island and useful utility area, whilst offering an open connection to the sitting room, where a fireplace provides a natural focal point. Beyond, a conservatory enjoys attractive views across the garden and opens directly onto the terrace, creating an ideal space for both everyday living and entertaining. An entrance hall and cloakroom complete the ground floor. On the first floor, the main bedroom benefits from fitted wardrobes and an en-suite bathroom, whilst two further double bedrooms with fitted wardrobes each enjoy their own en-suite facilities. Throughout, the house has been meticulously maintained and presented, offering a rare opportunity to acquire a turnkey home within one of the area's most sought-after private developments. Outside, the beautifully tended garden is enclosed by a characterful brick wall, creating a remarkable sense of privacy and seclusion. A secure gate provides direct access to the residents' parking area and private open bay garage, whilst the corner plot position further enhances the feeling of space and exclusivity.

LOCATION

Burford Lodge occupies a highly regarded position at the foot of Box Hill, one of Surrey's most celebrated Areas of Outstanding Natural Beauty, offering immediate access to miles of walking, cycling and riding routes across the Surrey Hills. Dorking town centre is within easy reach and provides a comprehensive range of independent shops, cafés, restaurants and everyday amenities. The area is particularly well served for transport, with nearby Box Hill & Westhumble station providing services to London Waterloo, whilst Dorking station offers connections to London Victoria and London Waterloo. Journey times to central London are typically from around 50 to 60 minutes. The town is also served by Dorking Deepdene station, providing links to Guildford, Reading and Gatwick Airport. Convenient road connections are available via the A24 and A25, linking to the M25, the national motorway network and both Heathrow and Gatwick airports. The property is particularly well placed for enjoying the countryside whilst retaining excellent accessibility.



16 BURFORD LODGE

MAIN HOUSE 1,554 SQ FT/144.4 SQ M

OPEN BAY GARAGE 175 SQ FT/16.3 SQ M

TOTAL APPROX. FLOOR AREA 1,722 SQ FT/160 SQ M

Post Code: RH5 6BP

Latitude: 51.251846 Longitude: -0.321936

What3words: glitz.bids.unique

Council Tax Band: G

Local Authorities:

Mole Valley District Council, Tel. 01306 885001

Surrey County Council, Tel. 03456 009009

Service Charges: Annual service charge £2574

Tenure: Freehold

Broadband: FTTC

Utilities:

Electric – Mains supply

Water – Mains supply

Heating – Gas central

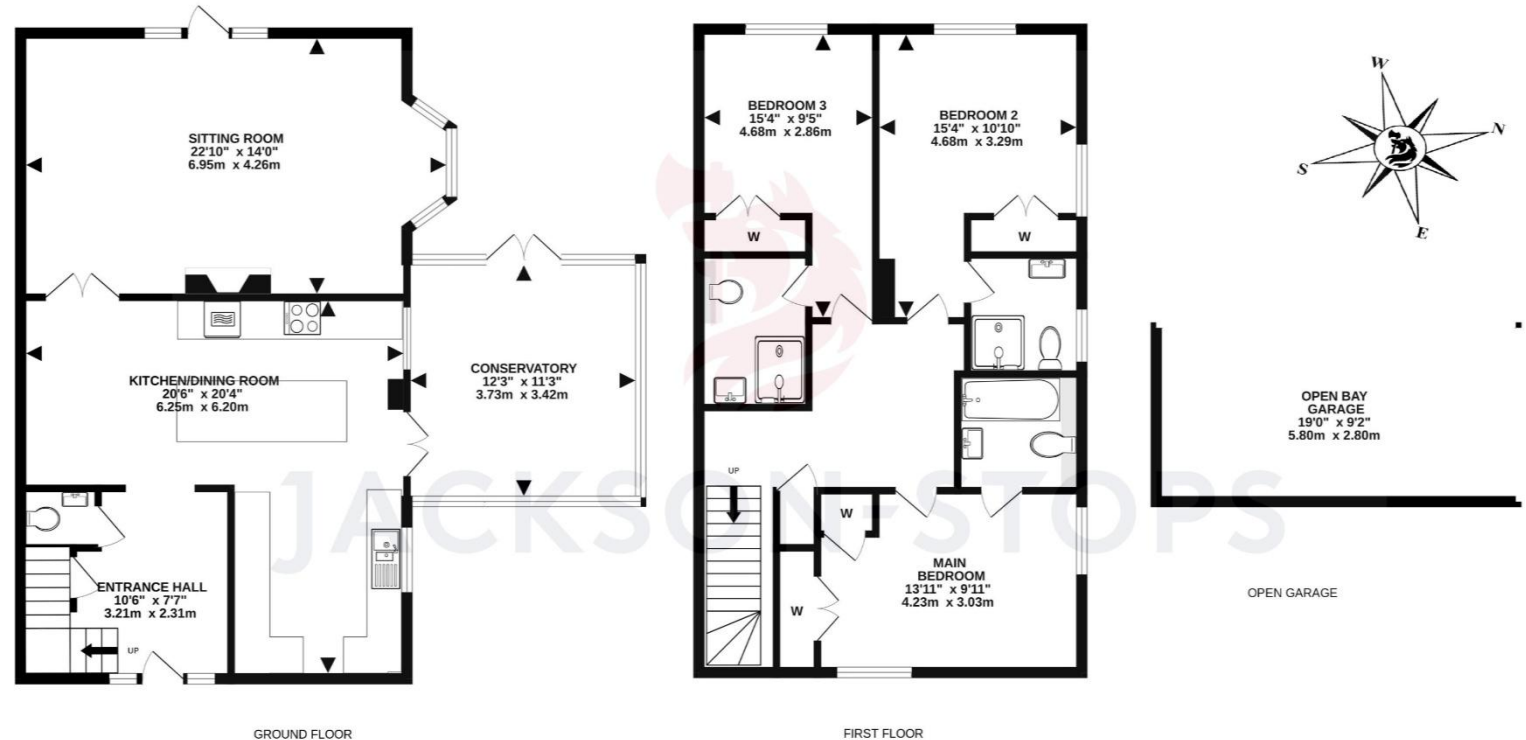
Sewerage – Mains supply

Rights and Restrictions:

Ask agent

Risks:

No flood risks



Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

DORKING

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JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910