



MOLE COTTAGE
21 LADYEGATE ROAD, DORKING, SURREY

JACKSON-STOPS 

MOLE COTTAGE, 21 LADYEGATE ROAD, DORKING, SURREY RH5 4AR
GUIDE PRICE £1,595,000

ELEGANT 1930s DETACHED FAMILY HOME
OCCUPYING AN ELEVATED POSITION WITH
SUPERB FAR-REACHING VIEWS TOWARDS
BOX HILL AND RANMORE



DISTANCES

DORKING TOWN CENTRE 1 MILE
DORKING MAINLINE STATION 1.3 MILES
M25 (J9) LEATHERHEAD 5 MILES
REIGATE 6 MILES
LEATHERHEAD 7 MILES
GUILDFORD 14 MILES

GROUND FLOOR

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

FIRST FLOOR

- Landing
- Main bedroom with en-suite shower room
- Four further bedrooms
- Family bathroom

OUTSIDE

- Delightful established gardens
- Fine views towards the North Downs
- Private driveway providing parking
- In all, the grounds extend to approximately 0.32 of an acre

DESCRIPTION

Mole Cottage is a most appealing detached family home of considerable style and character, occupying an elevated position and enjoying superb far-reaching views towards Box Hill and Ranmore on the North Downs. Built, we understand, in the 1930s, the property is offered to the open market for the first time in almost 40 years and has had only two owners since its original construction. Retaining many of the distinctive features associated with its era, the house has been thoughtfully modernised and tastefully enhanced by the present owners to provide bright, spacious and beautifully balanced family accommodation. A welcoming reception hall with cloakroom leads to an elegant double-aspect sitting room measuring approximately 27 ft, featuring a bay window, open fireplace and double doors opening into the conservatory, which enjoys a delightful outlook over the beautifully established rear gardens. A particular feature of the house is the superb open-plan kitchen/dining room, created by the current owners to form an impressive everyday living and entertaining space. Beautiful stone flooring complements an excellent range of fitted kitchen furniture, centred around a gas-fired Aga and substantial island unit. A utility room and separate study complete the ground floor. The first floor provides a double-aspect main bedroom with built-in wardrobes, en-suite shower room and superb far-reaching views towards Box Hill and Ranmore on the North Downs, together with four further bedrooms served by the family bathroom, several of which also enjoy the same delightful outlook. The bedroom accommodation is further complemented by an abundance of built-in storage together with a boarded loft providing excellent additional storage. Outside, the delightful south-facing rear gardens provide an excellent degree of privacy and seclusion, with a paved terrace adjoining the house leading onto well-maintained lawns, colourful established borders and an irrigation system. To the front, an attractive garden and private driveway provide ample parking.

LOCATION

This wonderful family home occupies one of Dorking's most sought-after private residential locations, set on elevated ground and enjoying fine views towards the North Downs. The property is ideally positioned for easy access to Dorking town centre, offering an excellent selection of national and independent shops, cafés, restaurants and everyday amenities. The town also provides a wide range of leisure facilities, including Dorking Halls theatre and cinema, together with the Dorking Sports Centre and swimming pool. For commuters, Dorking Main, Dorking Deepdene and Dorking West railway stations offer services to London Victoria, London Waterloo, Reading, Redhill, London Bridge and Gatwick Airport. The nearby A24 and M25 (Junction 9) provide excellent road links to London, the South Coast and the national motorway network. The surrounding area is renowned for its beautiful countryside, with miles of walking and riding across the Surrey Hills National Landscape. There are also several highly regarded golf courses nearby, including Betchworth Park, Reigate Heath and The Dorking Golf Club. An excellent choice of schools is available within both the state and independent sectors, several of which are within comfortable walking distance, making the location particularly appealing for families.



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TOTAL APPROX. FLOOR AREA 2,578 SQ FT/239.5 SQ M

Post Code: RH5 4AR

Latitude: 51.23236 Longitude: -0.318332

What3words: head.skins.twins

Council Tax Band: G

Local Authorities:

Mole Valley District Council, Tel. 01306 885001

Surrey County Council, Tel. 03456 009009

Tenure: Freehold

Broadband: FTTC

Utilities:

Electric – Mains supply

Water – Mains supply

Heating – Gas central

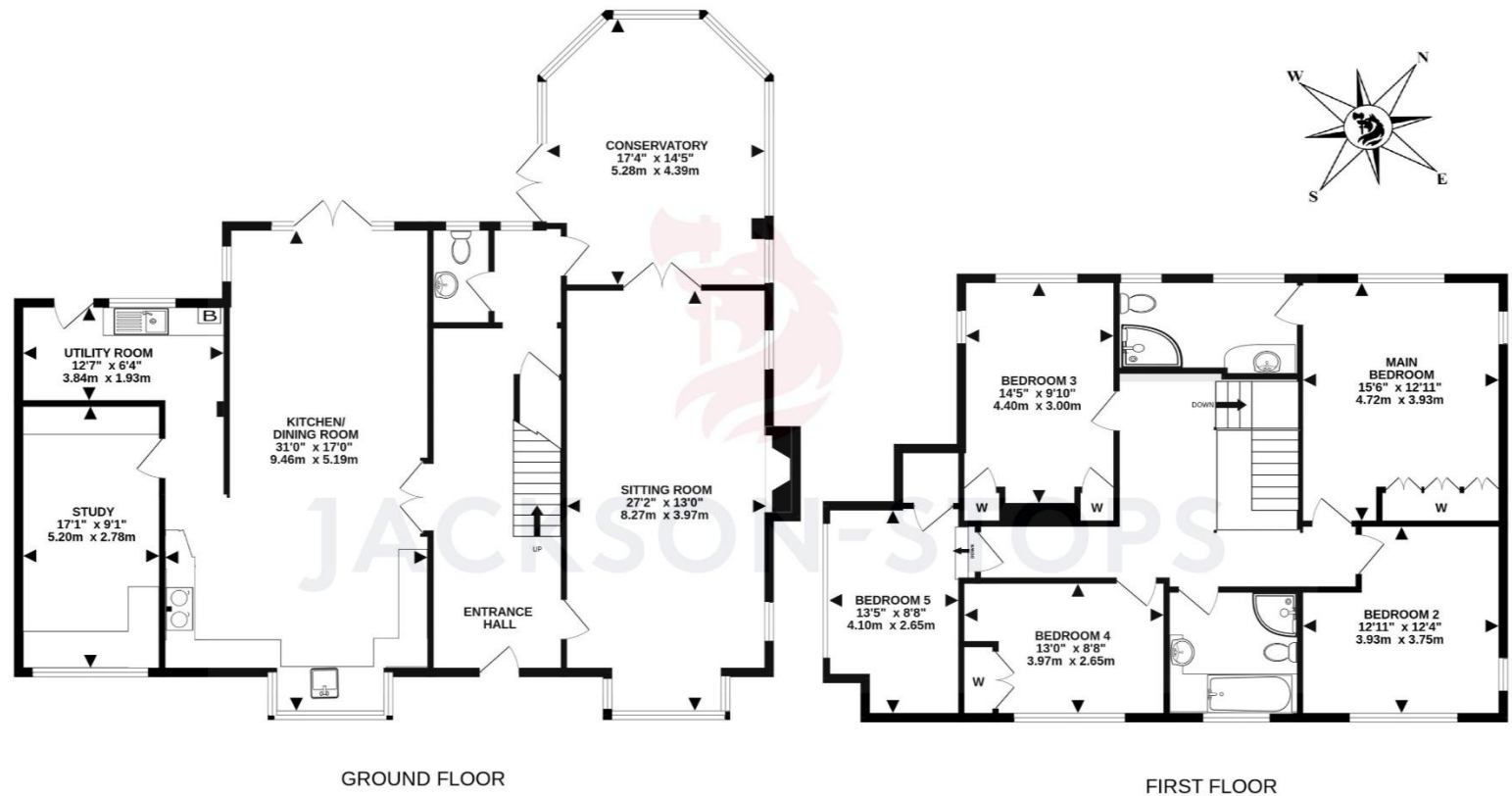
Sewerage – Mains supply

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

01306 887560

dorking@jackson-stops.co.uk

jackson-stops.co.uk



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PROPERTY EXPERTS SINCE 1910