



TANGLEWOOD
1 LADYEGATE CLOSE, DORKING, SURREY

JACKSON-STOPS 

TANGLEWOOD, 1 LADYGATE CLOSE, DORKING, SURREY RH5 4AX
GUIDE PRICE £1,395,000

OUTSTANDING DETACHED FAMILY HOME
OCCUPYING BEAUTIFULLY LANDSCAPED
GARDENS IN A SOUGHT AFTER PRIVATE
ROAD WITHIN ONE MILE FROM
DORKING TOWN



DISTANCES

DORKING TOWN CENTRE 1 MILE
DORKING MAINLINE STATION 1.2 MILES
REIGATE 6 MILES
M25 (J9) LEATHERHEAD 7.2 MILES
GUILDFORD 14 MILES

GROUND FLOOR

- Reception hall
- Cloakroom
- Sitting room
- Dining room
- Family room
- Kitchen/breakfast room
- Garden room
- Utility room

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- Landing
 - Main bedroom with built-in wardrobes and en-suite bathroom
 - Guest bedroom with en-suite shower room
 - Three further bedrooms
 - Family bathroom

OUTSIDE

- Beautifully manicured gardens
- Extensive sun terrace
- Ornamental pond
- Raised porcelain-tiled seating terrace with summer house
- Private driveway providing parking
- Overflow parking area
- Detached double garage
- In all, the grounds extend to approximately 0.42 of an acre

DESCRIPTION

Tanglewood is an outstanding detached family home, originally constructed in the 1980s and thoughtfully modernised, enhanced and impeccably maintained by the present owners. Occupying a private and secluded setting, the property sits within beautifully landscaped grounds extending to approximately 0.42 of an acre, providing superbly proportioned, flexible accommodation ideally suited to modern family living.

A particular feature of Tanglewood is its exceptional gardens, lovingly cultivated and meticulously maintained to create a wonderful backdrop to the house. Beautifully manicured lawns are complemented by mature shrubs, colourful flower borders and specimen trees, providing year-round interest and an excellent degree of privacy. A substantial sun terrace adjoins the rear of the property, whilst an ornamental pond forms an attractive focal point. More recently, the current owners have created a raised porcelain-tiled seating terrace complete with a charming summer house, enjoying delightful views across the gardens. Altogether, the grounds offer a remarkable sense of peace and seclusion. The welcoming reception hall with cloakroom leads to a superb double-aspect sitting room centred around an attractive fireplace, opening seamlessly into the elegant dining room with bay window and double doors leading directly onto the terrace and gardens. A separate family room provides further flexibility. The kitchen/breakfast room has been stylishly modernised with quality fitted furniture complemented by integrated appliances including a double oven, dishwasher and gas hob, together with ample space for everyday dining. The adjoining garden room enjoys a delightful outlook across the beautifully maintained gardens, whilst a separate utility room completes the ground floor. The first floor comprises a main bedroom with built-in wardrobes and en-suite bathroom, a guest bedroom with fitted wardrobes and en-suite shower room, together with three further bedrooms served by a well-appointed family bathroom.

LOCATION

Ladyegate Close occupies a tucked-away position on the eastern outskirts of Dorking, within the ever-popular Deepdene area. The location offers an excellent balance of peace and privacy whilst remaining within easy reach of the town centre and its amenities. Dorking provides an extensive selection of national and independent shops, cafés, bars and restaurants together with leisure facilities and highly regarded schools. Dorking Main, Dorking Deepdene and Dorking West railway stations offer commuter services to London Victoria, London Waterloo, London Bridge, Reading, Guildford and Gatwick Airport. The nearby A24 and M25 (Junction 9) provide convenient road links to London, the South Coast and the national motorway network. The surrounding countryside is amongst Surrey's finest, with miles of protected countryside and woodland including Box Hill and Ranmore Common, forming part of the Surrey Hills National Landscape. The area provides exceptional opportunities for walking, cycling, horse riding and other country pursuits.



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MAIN HOUSE 2011 SQ FT/187 SQ M

GARAGE AND STORE 388 SQ FT/35.8 SQ M

TOTAL APPROX. FLOOR AREA 2,399 SQ FT/222.8 SQ M

Post Code: RH5 4AX

Latitude: 51.233385 Longitude: -0.316611

What3words: stack.pace.sooner

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:

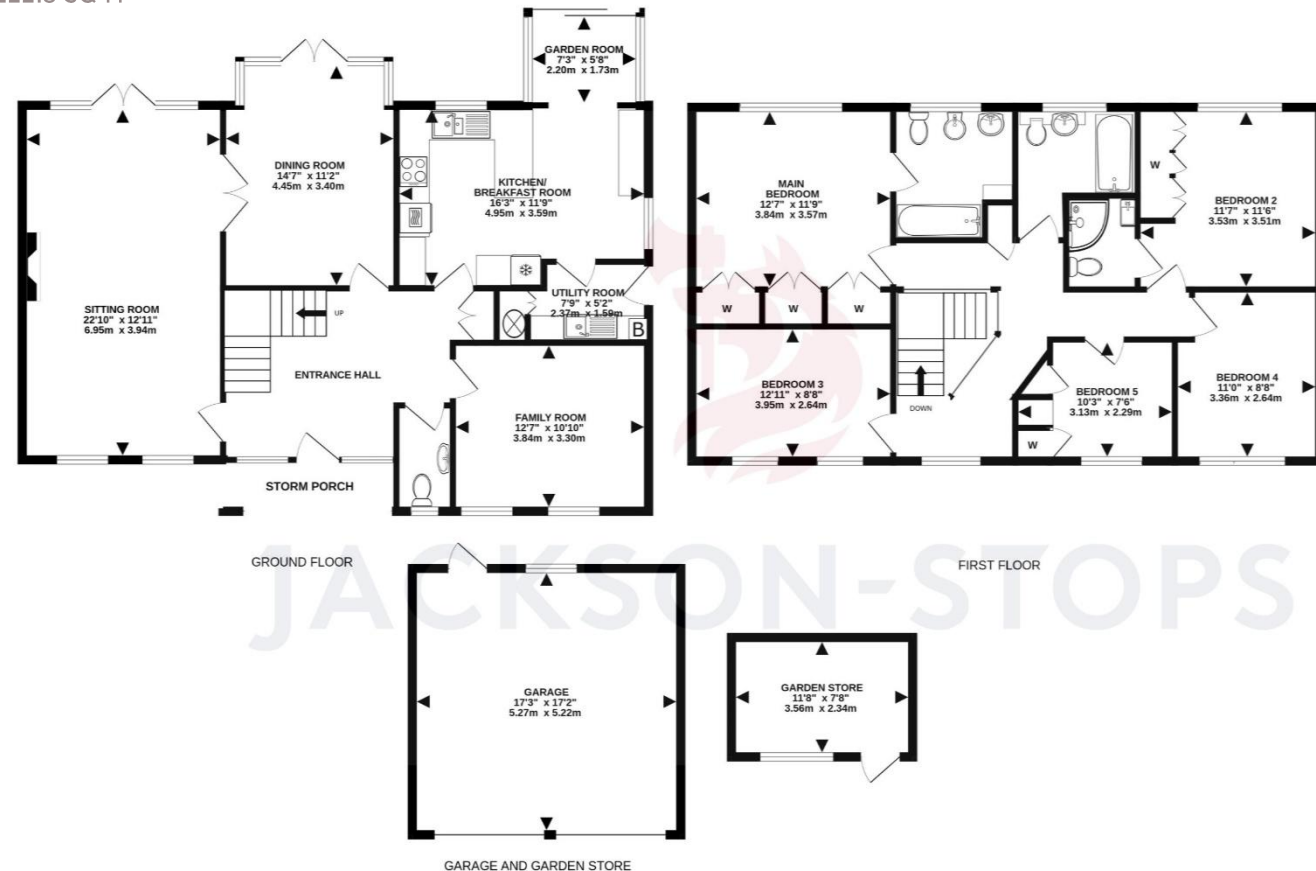
Ask agent

Risks:

No flood risks

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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