

ESTOVERS

COTMANDENE, DORKING, SURREY

JACKSON-STOPS

ESTOVERS, COTMANDENE, DORKING, SURREY RH4 2BL
GUIDE PRICE £1,450,000

A SUBSTANTIAL DETACHED HOUSE SITTING IN APPROXIMATELY 1/3 OF AN ACRE OCCUPYING A SECLUDED COTMANDENE SETTING



DISTANCES
DORKING TOWN CENTRE 0.2 MILES
DORKING STATION 0.8 MILES
REIGATE 6.3 MILES
M25 (J9) LEATHERHEAD 6.8 MILES

GROUND FLOOR
- Entrance hall
- Sitting room
- Dining room
- Study
- Kitchen/breakfast room
- Utility room
- Cloakroom

FIRST FLOOR
- Main bedroom with dressing room and en-suite bathroom
- Four further bedrooms
- Family bathroom

OUTSIDE
- Wonderful secluded gardens
- Gated and bounded by high character brick wall
- Double garage
- Large driveway
- Total plot extends to approximately 1/3rd of an acre

NO ONWARD CHAIN
Please note some of the rooms have been furnished with AI

DESCRIPTION

Tucked away behind a characterful brick wall and approached through private gates, Estovers occupies a wonderfully secluded position on Cotmandene, one of Dorking's most historic and sought-after settings. Built in the 1960s and sitting centrally within gardens and grounds of approximately one-third of an acre, the property enjoys an exceptional degree of privacy and tranquility, yet lies just moments from the town centre. With generous accommodation extending to five bedrooms, three reception rooms and well-balanced family living space, Estovers offers a rare opportunity to create a superb long-term family home in a peaceful setting that combines seclusion with convenience. A large driveway provides ample parking and leads to a detached double garage. Internally, the accommodation includes a welcoming entrance hall, sitting room, dining room, study, kitchen/breakfast room with decking immediately accessible, utility room and cloakroom. On the first floor, the principal bedroom suite enjoys lovely views across Cotmandene towards the spire of St Martin's Church and beyond to the North Downs, together with a dressing room, extensive fitted wardrobes and an en-suite bathroom. Bedroom two is particularly generous, whilst three further bedrooms and a family bathroom complete the accommodation. Outside, the gardens wrap around the house and offer a variety of areas to enjoy throughout the day, creating a wonderful sense of space and privacy. Bounded on three sides by high brick walls and mature planting, the grounds feel remarkably sheltered and peaceful, providing the perfect backdrop for family life and offering tremendous scope for future enhancement.

LOCATION

Estovers occupies a unique position on Cotmandene, an historic area of common land immediately to the east of Dorking town centre. For centuries the land formed part of the town's common grazing ground and remains protected open space today, creating a distinctive and peaceful setting rarely found so close to a thriving market town. In 1897 the land was gifted to the people of Dorking by the Duke of Norfolk to remain a permanent open space for the enjoyment of the town. Dorking offers an excellent range of independent shops, cafés, restaurants, supermarkets and leisure facilities, whilst the surrounding Surrey Hills National Landscape provides some of the county's finest walking, cycling and riding countryside, including nearby Box Hill, Ranmore Common and Leith Hill. The town is particularly well placed for commuters, with Dorking Main station providing services to London Victoria and London Waterloo, alongside additional rail connections from Deepdene and Dorking West stations. Road communications are excellent via the A24 and A25, giving convenient access to the M25, Gatwick Airport and the wider motorway network. The area is also highly regarded for schooling, with The Ashcombe School, St Paul's CofE Primary School, St Martin's School, Box Hill School and Belmont School all within easy reach. Estovers enjoys a rare combination of privacy, history and convenience, occupying a secluded plot within one of Dorking's most cherished settings, where open green space and the amenities of the town exist side by side.













ESTOVERS

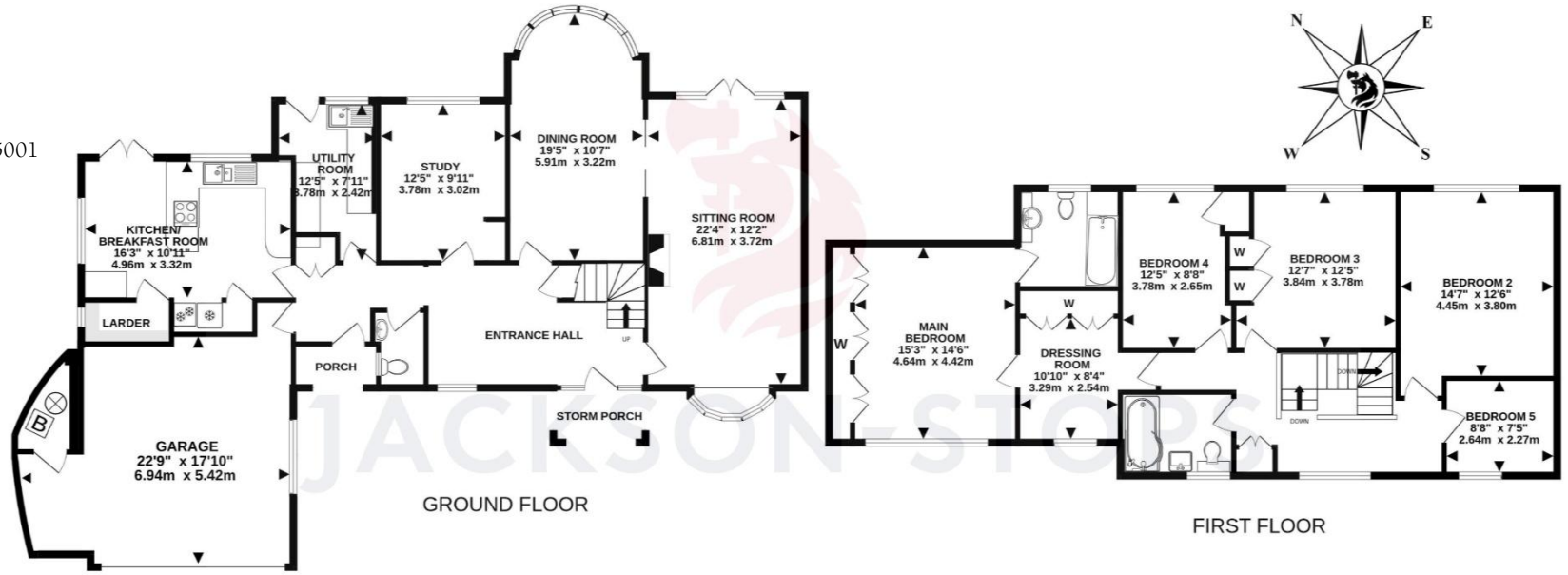
MAIN HOUSE 2,281 SQ FT/ 211.9 SQ M
GARAGE 380 SQ FT/35 SQ M
TOTAL APPROX. FLOOR AREA 2,661 SQ FT/247.2 SQ M

Post Code: RH4 2BL
Latitude: 51.231902 **Longitude:** -0.325349
What3words: order.sketch.engine

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





recycle

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.

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