

THE GREEN, 21 CASTLE GARDENS

DORKING, SURREY

JACKSON-STOPS

THE GREEN, 21 CASTLE GARDENS, DORKING, SURREY RH4 1NY

WELL-PRESENTED AND SPACIOUS HOME OCCUPYING AN EXCEPTIONAL PRIVATE SETTING OF ABOUT AN ACRE, WITH SUPERB VIEWS OVER BETCHWORTH GOLF COURSE, THE RIVER MOLE AND BOX HILL



DISTANCES (Approximate)

DORKING 1.5 MILES
DORKING MAINLINE STATION 1.5 MILES
REIGATE 6 MILES
M25 (J9) LEATHERHEAD 7 MILES
GUILDFORD 14 MILES
GATWICK AIRPORT 15 MILES

GROUND FLOOR

- Entrance porch
- Entrance hall
- Cloakroom
- Dining room
- Sitting room
- Garden room
- Kitchen/breakfast room
- Utility room
- Secondary cloakroom
- Inner hall
- Principal bedroom with en-suite bathroom
- Guest studio with en-suite bathroom
- Guest bedroom
- Study/bedroom four
- Shower room

OUTSIDE

- Established gardens with views to Box Hill
- Sun terrace
- Direct access to the golf course
- Detached pool house with heated swimming pool
- Carport and detached double garage
- Large shingle driveway with generous parking
- In all, the grounds extend to approx. 1 acre

DESCRIPTION

21 Castle Gardens is a very well presented and carefully maintained home, offering bright, spacious and versatile accommodation extending to almost 2,500 SQ FT, plus excellent outbuildings. The property enjoys an extraordinary setting at the very end of this highly desirable private road, occupying established grounds of approximately an acre. Its position is particularly special, with the gardens adjoining Betchworth Golf Course to the south, frontage to the River Mole to the east and outstanding views northwards towards Box Hill and the North Downs. The accommodation has been thoughtfully arranged, providing excellent separation between the principal living and bedroom areas. A welcoming entrance hall incorporates a cloakroom and coats cupboard, whilst the generously proportioned sitting room flows through to the garden room, from which delightful views can be enjoyed across the beautifully maintained gardens. There is a separate dining room, together with a kitchen/breakfast room, utility room and secondary cloakroom. The principal bedroom enjoys fine views over the gardens and benefits from built-in wardrobes and an en-suite bathroom. The guest studio also has en-suite facilities, whilst there are two further bedrooms, one of which could equally serve as a study, together with a separate shower room. The property also offers potential for further accommodation through conversion of the loft space, with planning consent having previously been granted in 2013 for the creation of two additional bedrooms. This consent has since lapsed, and any future conversion would be subject to obtaining the necessary consents. The grounds are a particular delight, having been lovingly tended over many years and providing a wonderful setting for the house. Predominantly laid to lawn, the gardens feature established flowerbeds, mature planting and attractive seating areas from which to appreciate the peaceful surroundings and far-reaching views. A detached pool house incorporates a heated swimming pool, served by an air source heat pump. To the front, an attractive curved wall provides an appealing approach to the property, with a shingle driveway offering generous parking and turning space, together with access to a carport and detached double garage. In all, the grounds extend to approximately one acre.















LOCATION

21 Castle Gardens enjoys an exceptional setting on the eastern outskirts of Dorking, adjoining Betchworth Golf Course and bordering the River Mole, with wonderful views towards Box Hill and the North Downs. Despite its peaceful, semi-rural surroundings, the property is conveniently situated for Dorking town centre, which offers an excellent range of mainstream and independent shops, cafés, restaurants and recreational facilities, including Dorking Halls and the leisure centre. The surrounding Surrey Hills countryside provides outstanding opportunities for walking, cycling and riding, with Box Hill, Ranmore Common and Leith Hill all within easy reach. Dorking's mainline stations provide services to London, Gatwick and Reading, whilst the M25 can be accessed at Junction 9 (Leatherhead) or Junction 8 (Reigate). The area is also well served by highly regarded state and independent schools.













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MAIN DWELLING 2,431 SQ FT/225.9 SQ M
OUTBUILDINGS 994 SQ FT/92.3 SQ M
TOTAL APPROX. FLOOR AREA 3,425 SQ FT/318.2 SQ M

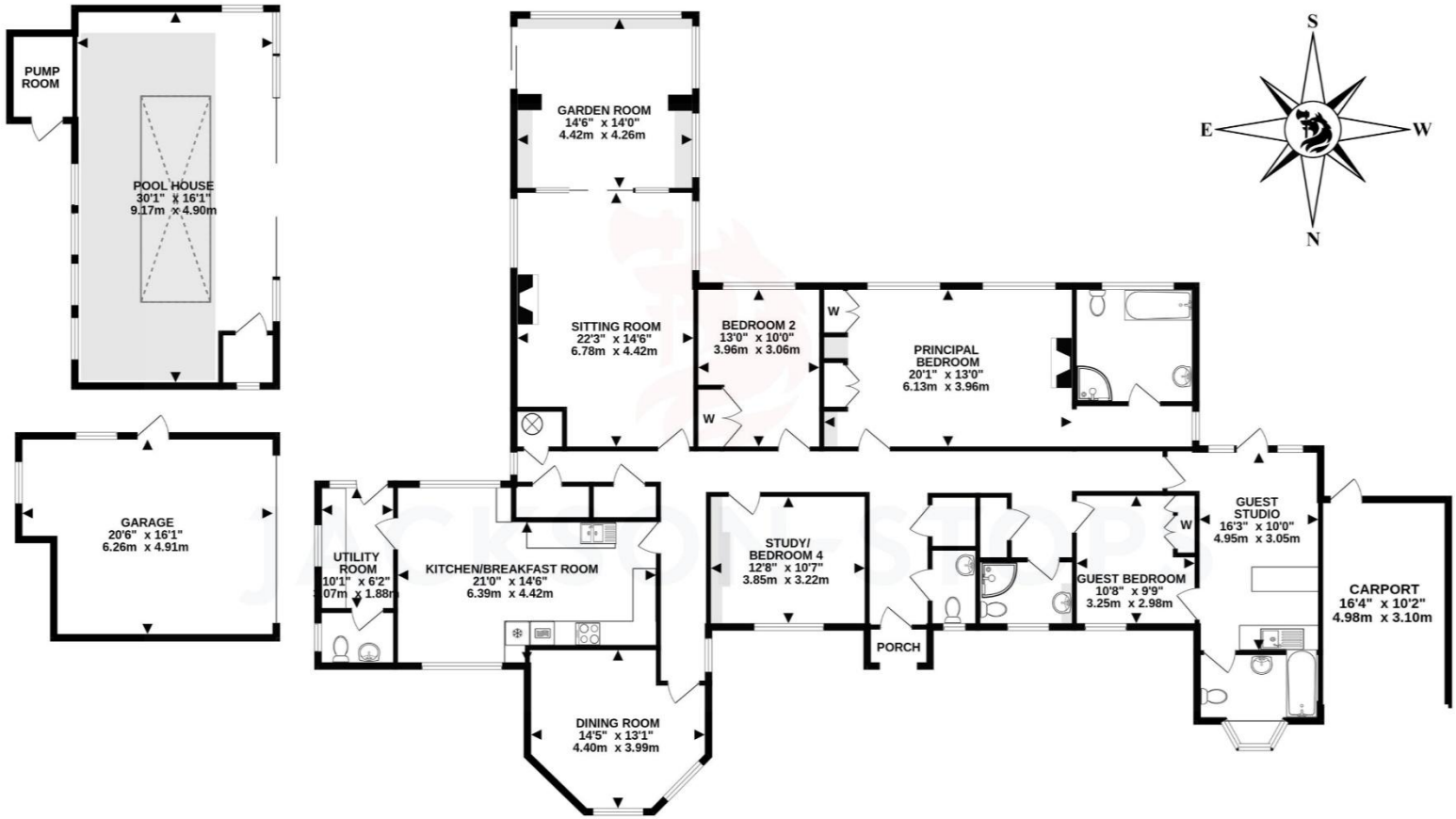
Post Code: RH4 1NY
Latitude: 51.239368 **Longitude:** -0.295132
What3words: always.beans.warns

Council Tax Band: G
Local Authorities:
Mole Valley District Council, Tel. 01306 885001
Surrey County Council, Tel. 03456 009009

Tenure: Freehold
Broadband: FTTP
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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