



Price
£950,000

Freehold

4x  3x  3x 

**Overdale, Dorking,
Surrey, RH5**

OVER 60?

Secure this property
for up to **59% less!**

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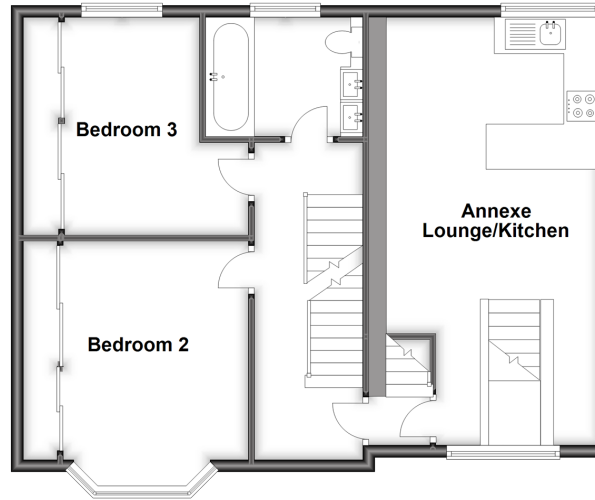
Ground Floor

Approx. 105.3 sq. metres (1133.2 sq. feet)



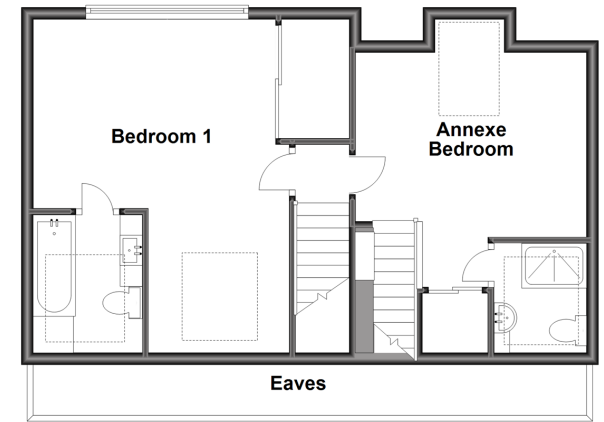
First Floor

Approx. 69.6 sq. metres (749.0 sq. feet)



Second Floor

Approx. 49.2 sq. metres (529.4 sq. feet)



Accommodation

GROUND FLOOR

Cloakroom

Lounge: 14'1 into bay x 12'1 (4.30m x 3.69m)

Dining Area: 17'7 x 12'0 (5.36m x 3.66m)

Kitchen : 14'0 x 12'0 (4.27m x 3.66m)

Utility Room: 6'0 x 5'3 (1.83m x 1.60m)

Garden Room: 17'3 x 12'8 (5.26m x 3.86m)

FIRST FLOOR

Landing

Bedroom 2: 13'7 into bay x 12'2 (4.14m x 3.71m)

Bedroom 3: 12'3 x 11'9 (3.74m x 3.58m)

Bathroom

SECOND FLOOR

Landing

Bedroom 1: 17'3 max x 14'1 max (5.26m x 4.30m)

En-suite Bathroom

ANNEXE GROUND FLOOR

Entrance Hall

ANNEXE FIRST FLOOR

Annexe Lounge/Kitchen : 23'5 x 11'6 (7.14m x 3.51m)

ANNEXE SECOND FLOOR

Annexe Bedroom : 12'6 x 8'8 (3.81m x 2.64m)

En-suite Shower Room

OUTSIDE

Garage

Off Road Parking

Rear Garden



Main features

- Substantial family home over 2,400 sq ft
- Open plan living with high specification kitchen
- A short walk to Dorking High Street and stations
- Garage and off-road parking
- Good sized garden with garden studio/home office
- Views to Box Hill
- Annex with Large lounge/kitchenette and bedroom with en-suite



Nearest Schools

Primary Schools: St Joseph's Catholic Primary 1.5 miles, St Martin's CofE Controlled Primary, Dorking 1.6 miles, St Paul's CofE (Aided) Primary 1.6 miles
Secondary Schools: The Ashcombe School 1.0 miles, The Priory CofE Voluntary Aided School 1.8 miles



Transport Information

Train Stations: Dorking Deepdene 0.7 miles, Dorking 0.9 miles, Dorking West 1.5 miles



Address

Overdale, Dorking, Surrey, RH5



Directions

For directions to this property please contact us.



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Call Dorking Branch 01306 883399 ■ cubittandwest.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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