



Horsham Road, Dorking
Surrey, RH4

HAMPTONS
INTERNATIONAL

Beyond your expectations

A charming 5 bedroom detached Victorian house.

Hamptons International

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Master Bedroom Ensuite | Four Further Bedrooms | Sitting Room | Dining Room | Kitchen | Breakfast Room
| Utility Room | Cloakroom | Attic Room | Family Bathroom | Cellar | Gardens

Guide Price £769,950 Freehold

Description

Ivydene is a substantial detached Victorian house conveniently situated just south of the town centre.

The property offers well laid out accommodation over three floors plus a useful heated cellar/playroom. The accommodation and measurements is shown on the attached floor-plan, Above the two cellar rooms, on the ground floor, is a classic Victorian hallway, entered through an imposing front door with bespoke stained glass windows. There is a downstairs cloakroom, kitchen with original wooden cupboards, breakfast room and large utility room. One of the highlights is the lovely interconnecting sitting and dining rooms with high ceilings. The sitting room has the original sliding shutters on it's large bay window which are ideal for added security and privacy. The dining room has French doors onto a patio area and garden. Both dining and living rooms boast magnificent fireplaces.

On the first floor with it's comfortable sized landing, can be found the wooden floored master bedroom with it's recently fitted en-suite shower room. There are two further good sized bedrooms, together with a newly fitted family bathroom with stained glass windows. All the other rooms have retained their original sash windows.

A door from this landing leads to a staircase to the top floor, where there is another landing big enough for a study area, with access to two further charming

bedrooms with storage heating and Velux windows. There is also a small doorway to a hidden eaves room (14'0"x13'11" max) with a Velux window and power sockets, which is ideal as a playroom, or for storage. There are also two large cupboards and an eaves storage area on this floor.

Outside

The garden of the property is fully enclosed with high brick walls - great for children and secluded barbeques. Attractive trees and shrubs prevent the garden being overlooked. The garden is laid to lawn and with a westerly aspect. The front of the property is block paved to provide parking for two vehicles set partially behind a low wall and attractive railings. A port with large swing door/gate, gives access to the side of the property. Beyond this gate there is a covered area for storage, cycles and logs for the fire. This also gives access directly into the utility room.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	24	26
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



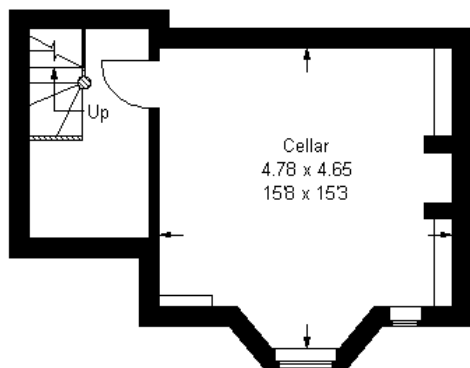
Horsham Road, Dorking, Surrey

Approximate Gross Internal Area (Including Eaves Storage) :- 183 sq m / 1970 sq ft
 Cellar :- 27 sq m / 291 sq ft
 Total :- 210 sq m / 2260 sq ft

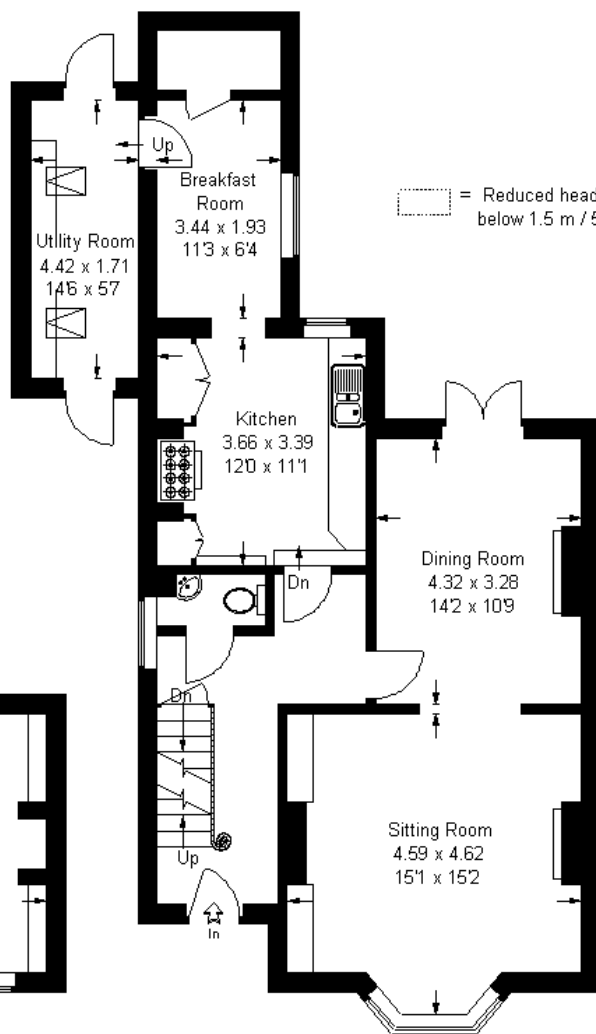
FLOORPLANZ © 2010
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This plan is for layout guidance only.
 Not drawn to scale, unless stated.
 Windows & door openings are
 approximate.
 Whilst every care is taken in the
 preparation of this plan, please
 check all dimensions, shapes &
 compass bearings before making
 any decisions reliant upon them.

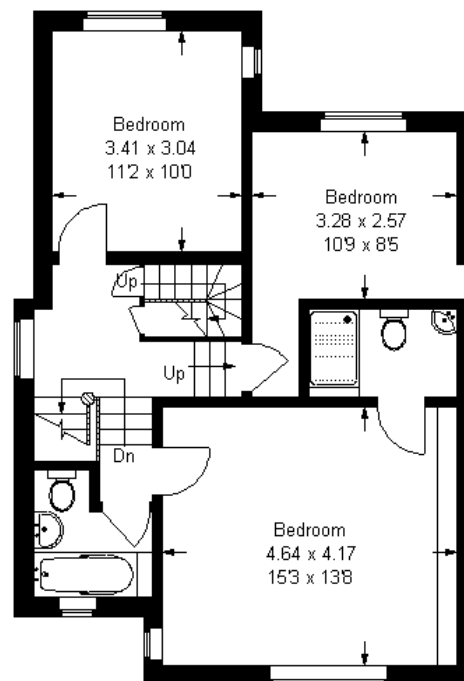
= Reduced headroom
 below 1.5 m / 5'0"



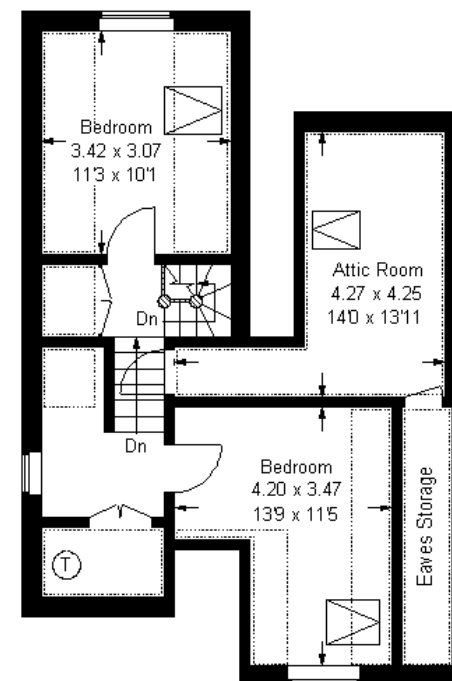
Cellar



Ground Floor



First Floor



Second Floor

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

