



THE WHITE HOUSE
PARK COPSE, DORKING

Hamptons
THE HOME EXPERTS



THE PARTICULARS

The White House, Park Copse,
Dorking, RH5 4BL

Freehold

- **5 bedrooms**
- **3 bath/shower rooms**
- **Spectacular distant views**
- **About 1.55 acres**

Features

Reception Hall, Sitting Room, Dining Room, Study, Kitchen/Breakfast Room, Guest Cloakroom WC, Utility Room, Main Bedroom with Dressing Area and Ensuite Bathroom, 4 Further Bedrooms (1 Ensuite), Family Shower Room, Integral Double Garage, Garden Room, Extensive Terrace, Spectacular Views, Garden in all about 1.55 acres.

Hamptons

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A substantial family house with spectacular views

An attractive and substantial 5 bedroom family house which occupies the most extraordinary location, situated in 1.55 acres in an elevated position with unrivalled far reaching views.

Description

The White House is an attractive family house, believed to date from the 1920's, which occupies the most extraordinary location. It is situated in an elevated position with unrivalled far reaching views. The accommodation on both ground and first floor has been designed to maximise the stunning outlook which stretches in an arc along the North Downs, sweeping East towards the Surrey/Kent border and around to the South East and South, with remarkable views across the Surrey/Sussex countryside with the South Downs visible on a clear day.

The accommodation inside is bright and spacious with some notable features including an open fireplace in the sitting room, and a dining room, again with a unique open fire surround and mantle and bi-folding doors that lead directly out to a substantial sun terrace. There is an excellent kitchen/breakfast room.

Upstairs, the majority of rooms enjoy the exceptional open views and the main bedroom suite also has a roomy, luxuriously fitted bathroom and separate dressing area. There are 5 bedrooms all together.

Situation

The property is located in arguably one of the most sought after locations in Dorking. Park Copse is a highly regarded rhododendron lined private road of prestigious houses, situated just over half a mile from Dorking town which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from Dorking railway station (Victoria and Waterloo) being within close proximity (1 mile). The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8. The general area is famous for its outstanding countryside including Ranmore and Boxhill (National Trust) and is ideal for the walking and riding enthusiast. The established Betchworth Park Golf Club is adjacent to Park Copse and can be directly accessed through a private gated path leading from Park Copse. The property is also very well placed for the International Airports of Gatwick (13 miles) and Heathrow (30 miles).

Gardens and Grounds

To the front, a private drive provides parking for several cars in front of the garage.

The gardens and grounds are an outstanding feature with an extensive terrace spanning the rear elevation of the house with access from all the main ground floor rooms. A lower terrace is a lovely sheltered outdoor dining area, again with superb views. There is



a detached outbuilding which is currently used as a games room, but could certainly be adapted to a variety of other purposes. Beyond this, the lawned garden descends via further terraces areas with established shrub and flower beds and there is a thatched open summerhouse and additional seating area overlooking the private woodland below. In all the grounds extend to approximately 1.55 acres.

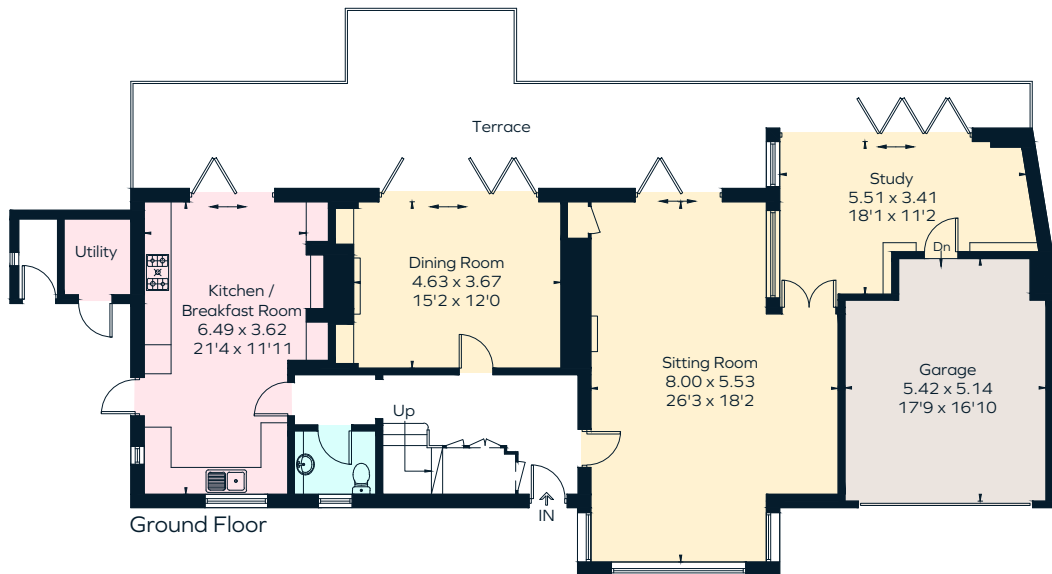
Local Authority

Mole Valley District Council 01306 885001.

Services

Mains water, gas and electricity. Private drainage to a septic tank.





The White House

Approximate gross internal area. Main house = 3,082 sq ft / 286.3 sq m, Outbuildings = 420 sq ft / 39 sq m,
 Total = 3,502 sq ft / 325.3 sq m (Including Garage), Including Limited Use Area (36 sq ft / 3.4 sq m)

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, garden ornaments and statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

