



Plot 2 Fardon Place, Upper Rose Hill, Dorking, Surrey RH4 2EB

£975,000 Freehold

Plot 2 Fardon Place, Upper Rose Hill, Dorking, Surrey, RH4 2EB



- BRAND NEW DEVELOPMENT OF JUST 4 HOUSES
- HIGHLY SOUGHT AFTER RESIDENTIAL ROAD
- FABULOUS OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- HIGHLY SPECIFIED KITCHENS AND BATHROOMS
- FOUR GENEROUS DOUBLE BEDROOMS
- TOP FLOOR BONUS ACCOMMODATION
- TWO PARKING SPACES
- CLOSE TO GOOD SCHOOLS
- EXCELLENT COMMUNICATION LINKS BY ROAD & RAIL
- 10 YEAR BUILD ZONE WARRANTY

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The Property

A superb opportunity to acquire a fabulous family home of excellent proportions in a highly regarded and sought-after residential road. Fardon Place, is an attractive development of just four semi-detached traditionally built houses finished with a delicate blend of warm red brick and tile hung elevations. Tucked away in the prestigious Upper Rose Hill, Fardon Place is fringed by mature trees and moments away from the bustling market town of Dorking, Surrey.

Plot 2 features a spacious kitchen/dining/family area, with glazed bi-fold doors opening onto the terrace and large, landscaped garden. This delightful family space is comprehensively fitted with a custom built range of units, incorporating a range of quality appliances and work surfaces plus a feature central island. The light and airy, separate, considerable living room to the front of the property has the addition of a large, beautiful bay window. In addition, there is a downstairs cloakroom. The master suite on the first floor with stylish fitted wardrobes and dressing area is complemented by an en-suite shower, complete with contemporary sanitary ware, chrome fittings and tiling. A further two double bedrooms, a family bathroom and laundry room can also be found on the first floor. The top floor features a bedroom with fitted wardrobes and a dressing area with an ensuite shower. The versatile top floor bedroom could be used for a variety of purposes including home office, hobbies/games room or au pair suite. For further information, please call Patrick Gardner on 01372 360832.

Situation

Dorking offers a well-regarded selection of shops, supermarkets including Marks & Spencers, Waitrose and Sainsbury's amongst others. There is great selection of fine restaurants and public houses with a variety of local and national names.

Other convenient facilities include the nearby doctor's surgery, the Dorking Halls, which includes a cinema, and the adjacent sports centre.

The immediate area offers some of the county's finest riding, walking, and cycling countryside with Box Hill, Ranmore, Leith Hill, the Surrey Hills and Headley Heath all close at hand.

Dorking has 3 train stations offering services to London, the South Coast, Guildford, Redhill and beyond. The M25 can be accessed at junctions 8 & 9, Reigate, and Leatherhead.

Denbies, the UK's largest vineyard, is just to the north of the town and offers a superb selection of wines, restaurants, and tours.

EPC & Council Tax Band TBC

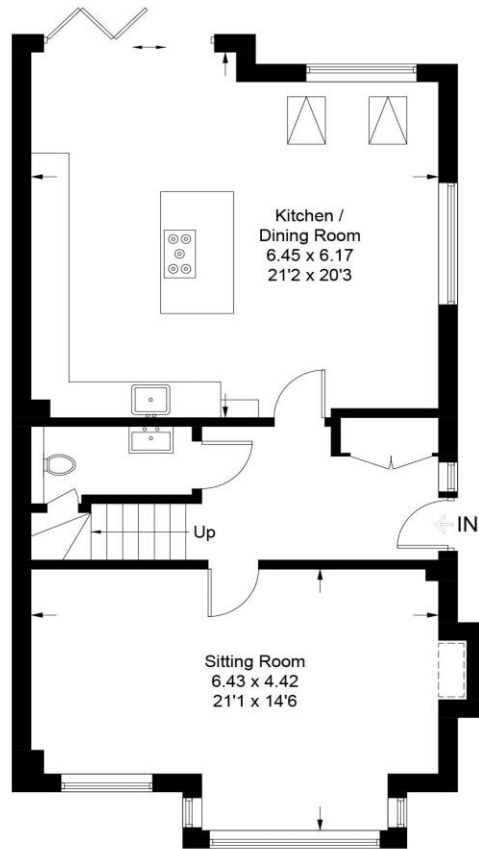
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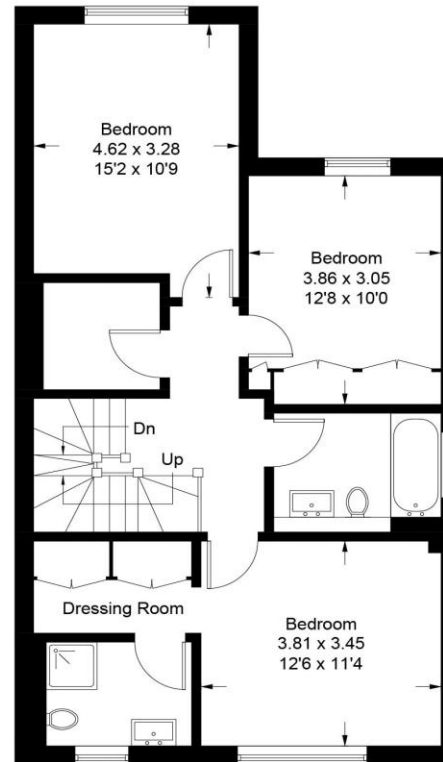


Approximate Gross Internal Area = 191.2 sq m / 2058 sq ft

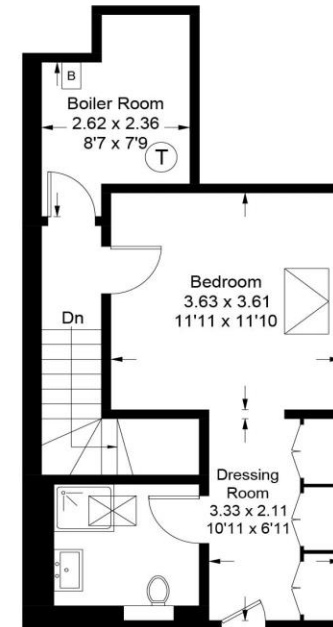
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID677487)

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