





Dorking is a spacious and flexible four double bedroom family home of high quality throughout. Spread over two-storeys, it offers ample living and entertaining spaces including a generous kitchen-dining area and a separate living room, both of which benefit from an abundance of natural light. A study allows for the option of providing a home-working space, or alternatively can be used as a snug or playroom. Upstairs, both the large main bedroom and guest bedroom have en suite bathrooms and two further double bedrooms share a bathroom. The Dorking also includes a garage and ample driveway parking.

KEY FEATURES

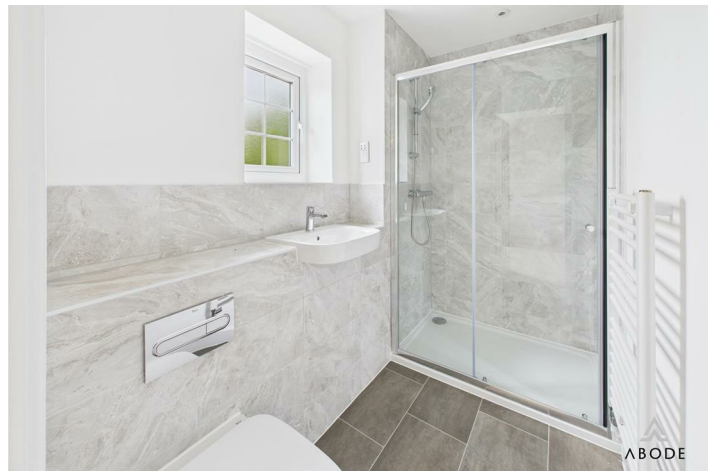
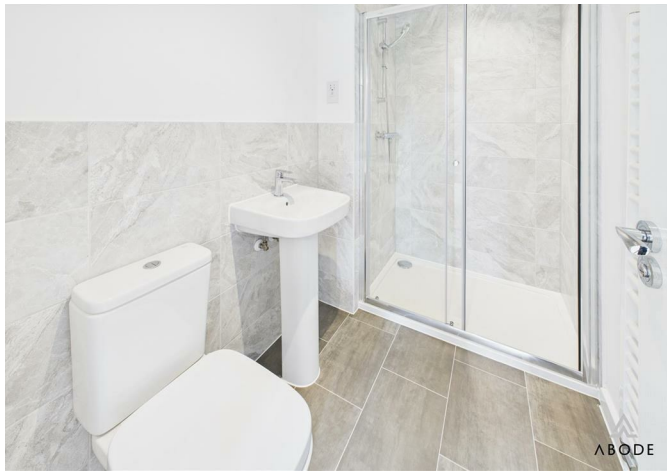
- 10 year NHBC warranty
- Built-in wardrobe to bedroom 1
- En suite to two bedrooms
- Four double bedrooms
- Open plan kitchen /dining / family area ideal for entertaining
- Plenty of storage
- Separate living room
- Utility room
- Solar panels

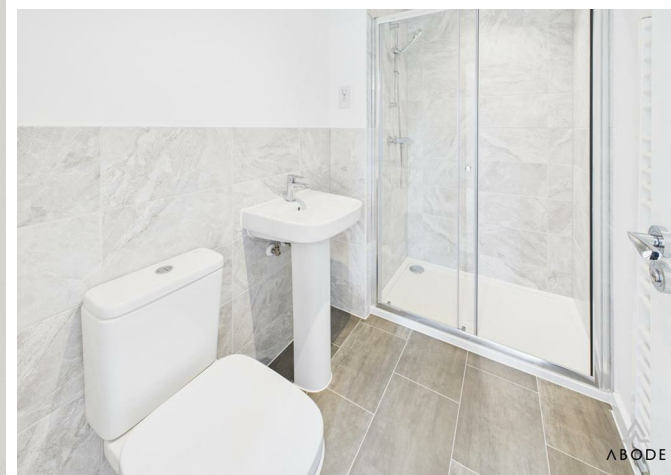






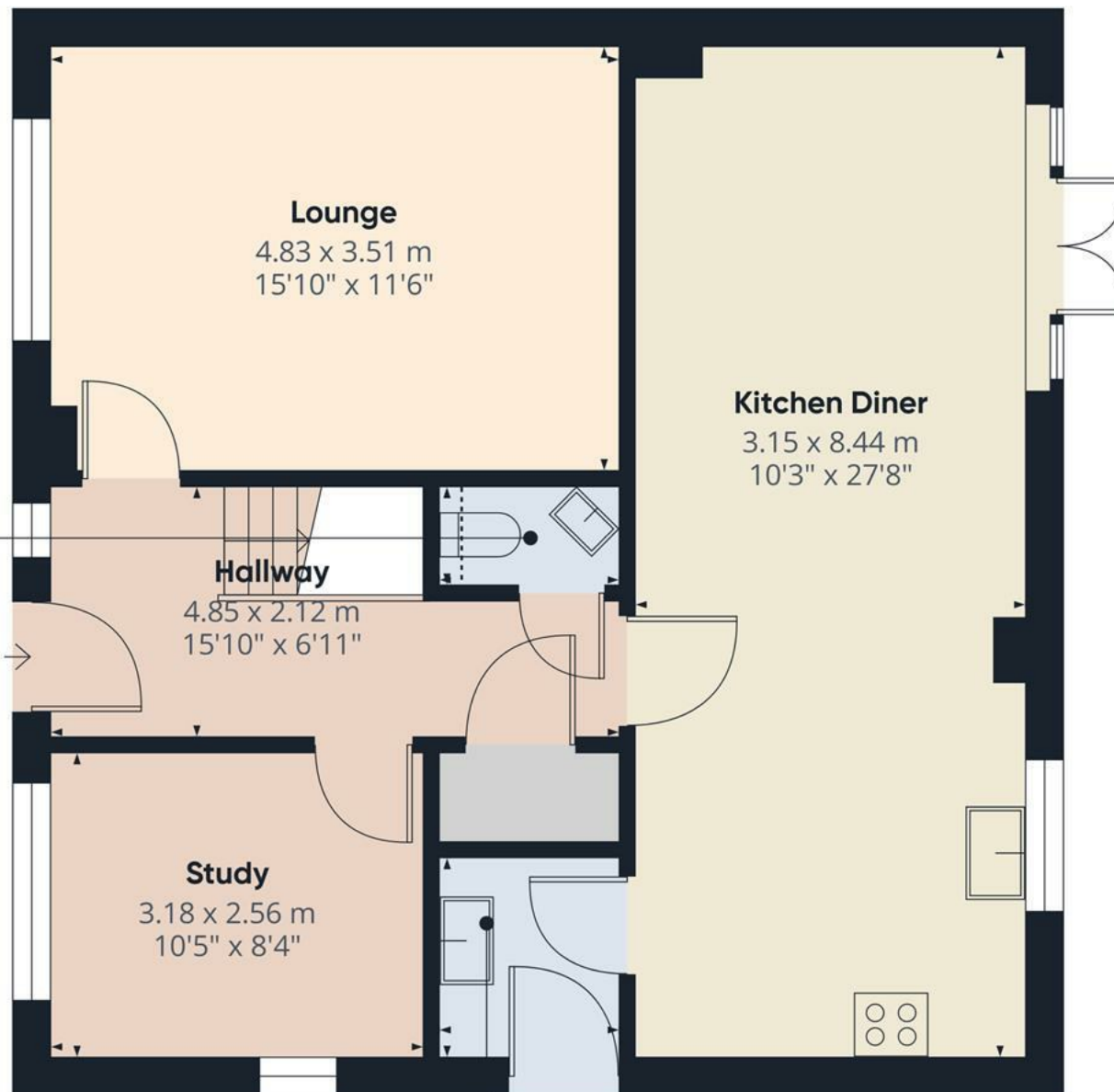








WC
1.58 x 0.88 m
5'2" x 2'10"



Utility Room
1.57 x 1.73 m
5'1" x 5'8"

Floor 0

Approximate total area⁽¹⁾

66.2 m²
713 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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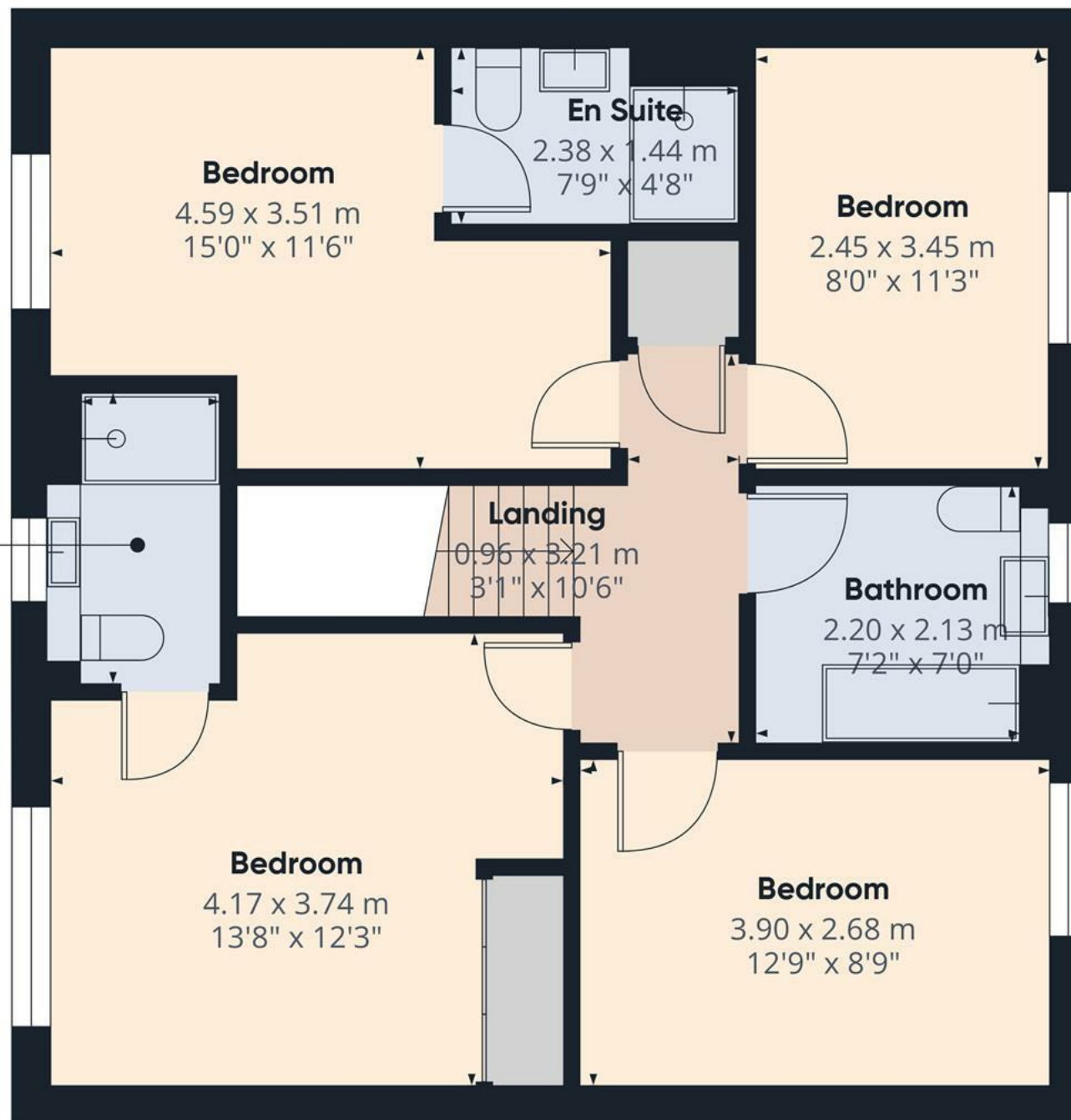
Approximate total area⁽¹⁾

62.2 m²
670 ft²

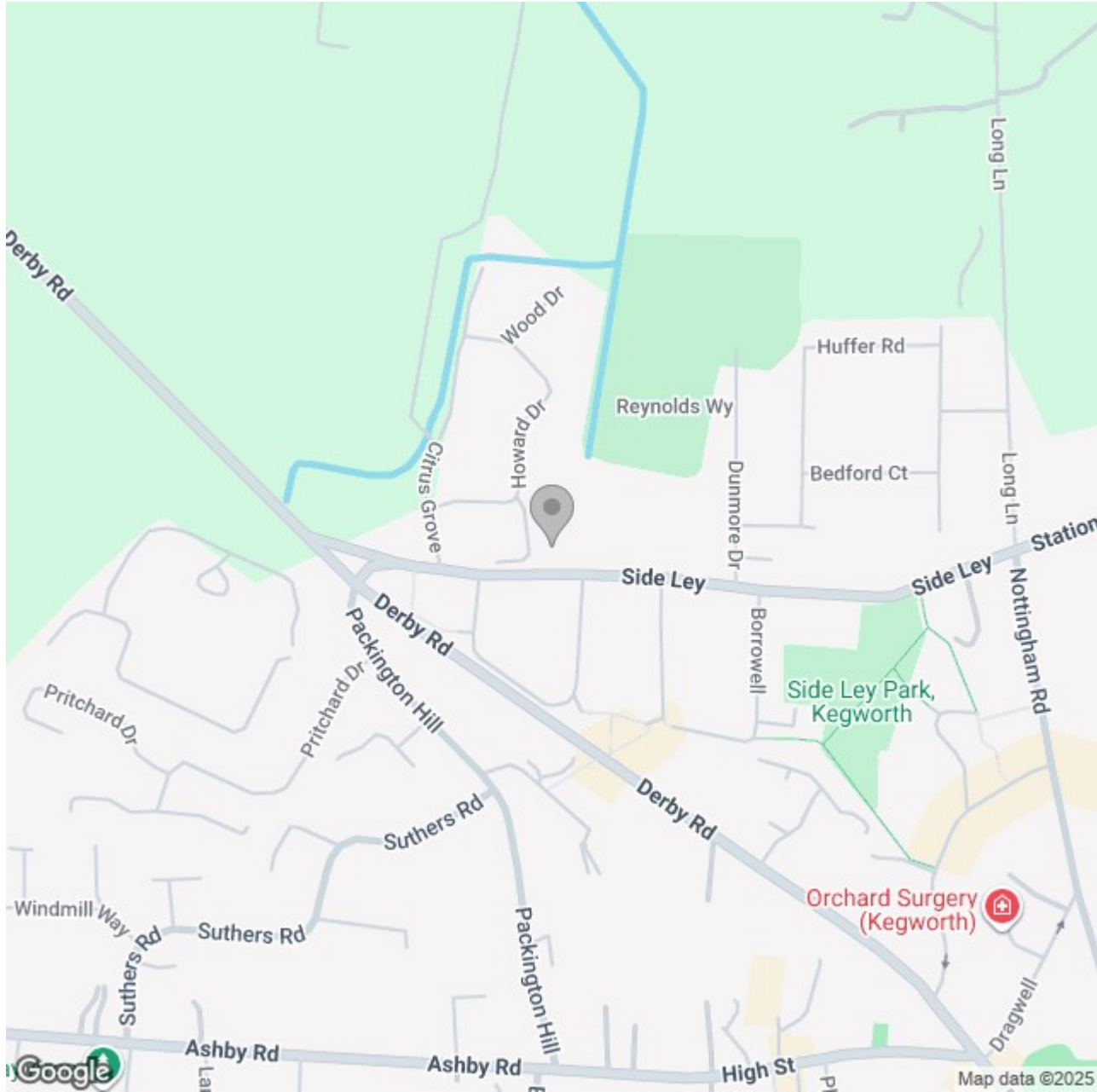
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Floor 1



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