



<https://www.abode-midlands.co.uk/>





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

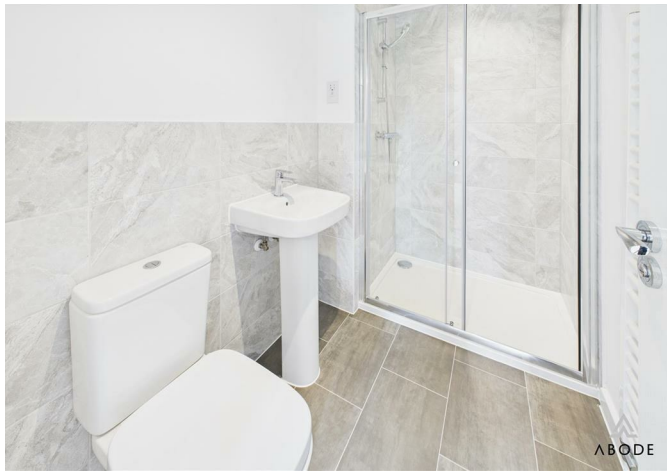








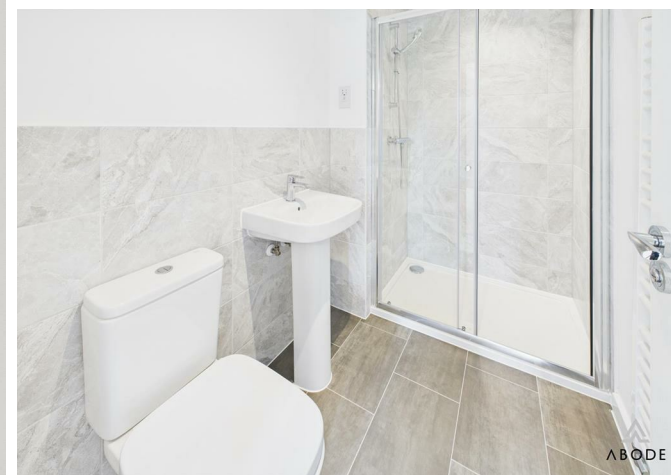






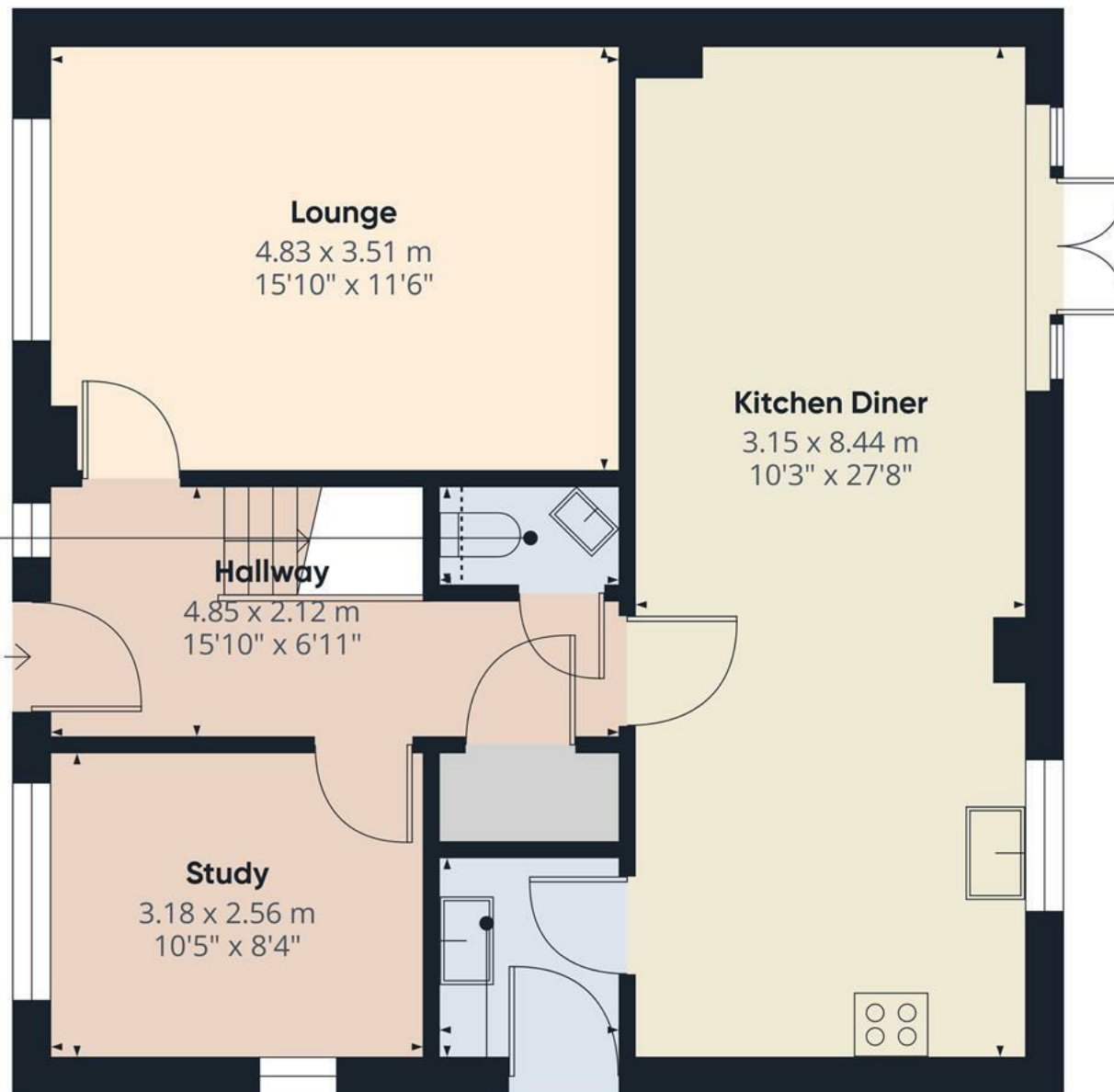








**WC**  
1.58 x 0.88 m  
5'2" x 2'10"



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

Floor 0

**Approximate total area<sup>m</sup>**

66.2 m<sup>2</sup>  
713 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(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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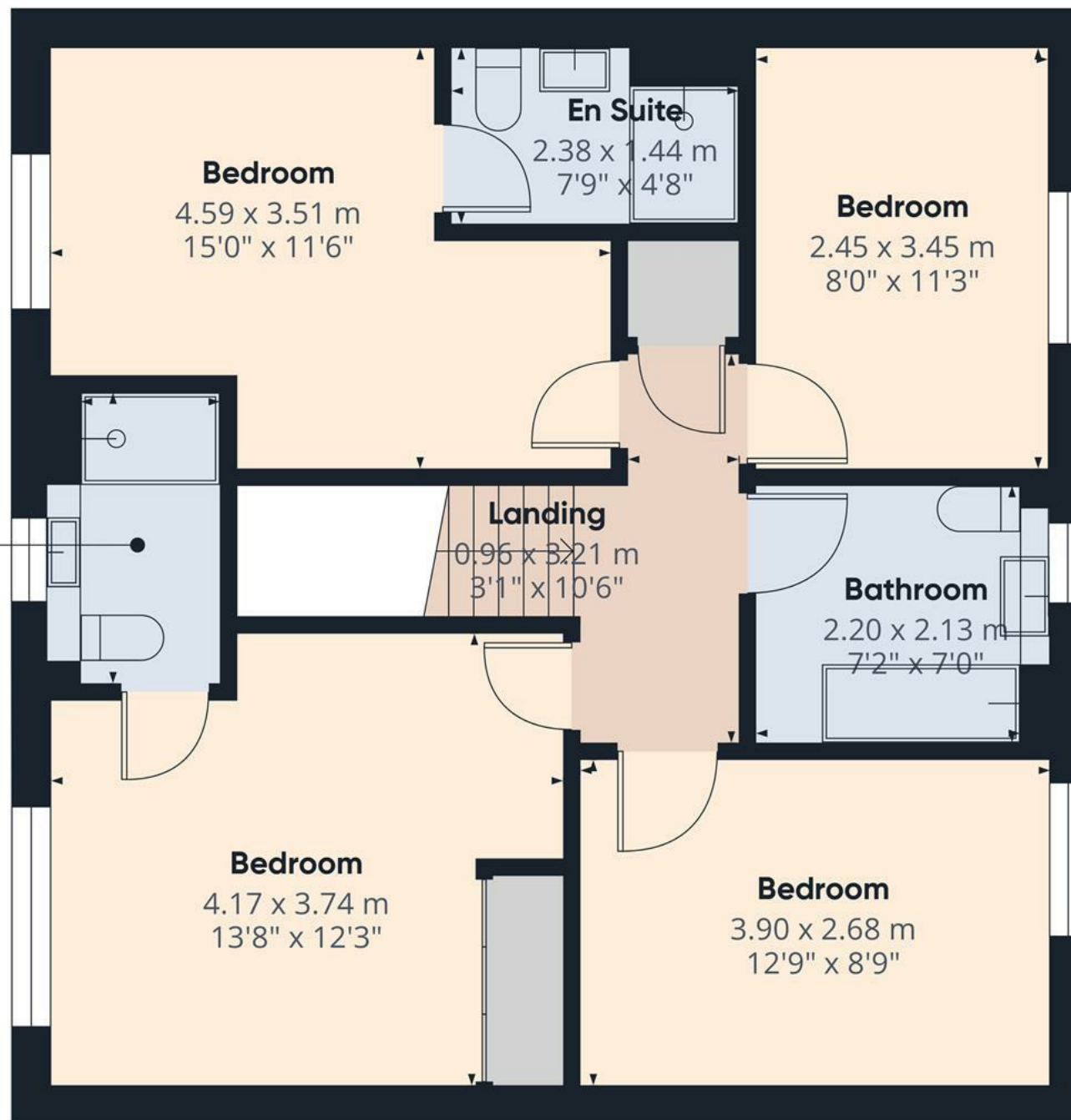
Approximate total area<sup>(1)</sup>

62.2 m<sup>2</sup>  
670 ft<sup>2</sup>

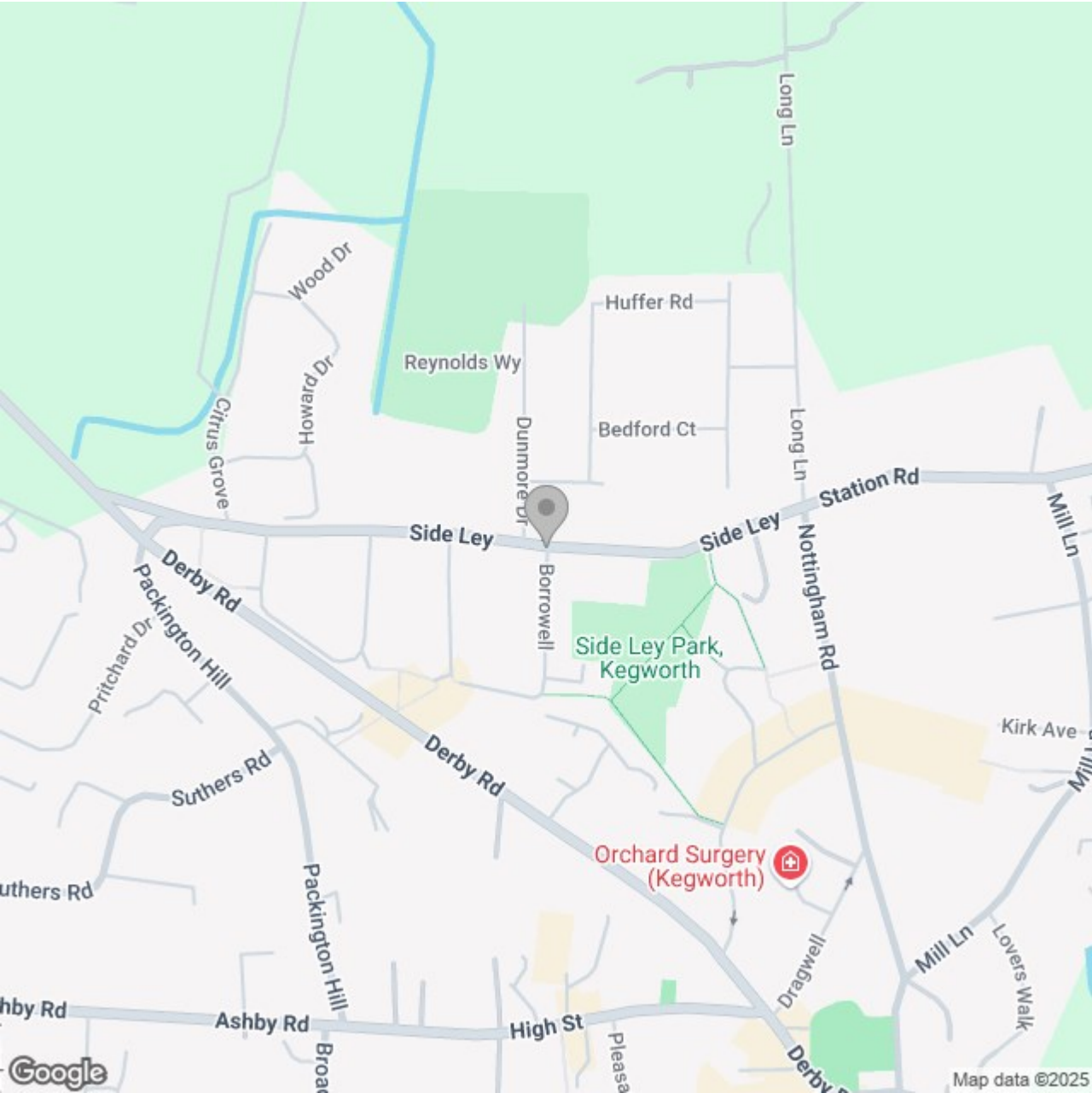
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Floor 1



Energy Efficiency Rating

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