



Sunnyside, Dorking, Surrey

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A stunning period house with six bedrooms and elegantly appointed accommodation, in a highly desirable location

A fine detached period house with a wealth of elegant styling and beautiful original details, set in an exclusive position just moments from the centre of Dorking. The property features beautiful white rendered elevations and large sash windows, as well as delightful gardens, all in a convenient town centre location.



4 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



GARAGE



GARDEN



FREEHOLD



TOWN



4,233 SQ FT



**GUIDE PRICE
£1,995,000**

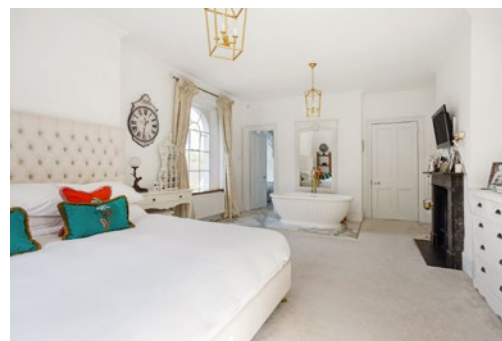
The property

1 Falkland Grove is a handsome detached house with almost 4,000 square feet of beautifully appointed accommodation. The villa-style property features attractive white elevations and large sash and arched windows, while inside there are original fireplaces and various other splendid period details, as well as high-quality modern fittings.

The welcoming entrance hall has double doors to the front and wooden flooring, as well as sweeping wooden staircase leading to the first-floor landing. Off the entrance hall lies the principal reception space, a 27ft drawing room featuring a tall bay window, an impressive fireplace, and French doors opening onto the gardens. Adjoining the drawing room is the dual aspect library with its two large bay windows, one of which has a window seat. There is also a comfortable family room towards the front of the ground floor and at the rear, a formal dining room, which connects to the large social kitchen through a squared open

archway. The kitchen itself has stylish contemporary units in ivory, a central island, integrated appliances and a ceiling lantern skylight overhead, as well as space for a breakfast table and south-facing French doors opening onto the garden. Neighbouring the kitchen, the boot room provides further space for home storage and appliances, as does the cellar with its separate wine store.

On the first floor there are five double bedrooms, including the generous principal bedroom with its Juliet balcony, luxury freestanding bathtub and en suite shower room. The first floor also has a shower room, while an additional bedroom is located on the second floor. There is a further family shower room located on the ground level.



Outside

Parking is located at the rear of the property, accessed via Falkland Road, where there is outside parking space and a detached double garage. The walled gardens surrounding the house have paved pathways, a large south-facing patio area for al fresco dining, areas of lawn, well-stocked border beds and a wealth of established hedgerows and mature trees, affording a high degree of privacy from neighbouring properties.

Location

The property is located on a highly desirable position in the south of sought-after Dorking, just moments from the rolling countryside of the Surrey Hills National Landscape. Dorking has a good selection of high street and independent shops, restaurants, pubs and cafés, plus a range of leisure facilities and a choice of supermarkets. Golf is available at Dorking Golf Course and Betchworth Park Golf Club, while the area is renowned for its walking cycling routes. There is a

fine choice of schools in the area, including the outstanding-rated St Paul's CofE Primary School, the independent RGS Surrey Hills and St John's Leatherhead. The town is well connected, with the A24 nearby providing easy access to the M25 (junction 9), while Dorking's mainline station provides fast and regular services to London Waterloo. Airports London Heathrow 29 miles and London Gatwick 12 miles.

Distances

- Dorking town centre 0.2 miles
- Reigate 6.4 miles
- Leatherhead 5.6 miles
- Redhill 8.3 miles
- Guildford 11.5 miles
- Crawley 13.5 miles
- London Heathrow Airport 29 miles
- London Gatwick Airport 12 miles

Nearby Stations

- Dorking
- Holmwood

Key Locations

- Polesden Lacey
- Denbies Wine Estate
- Box Hill
- Leith Hill
- Abinger Motte

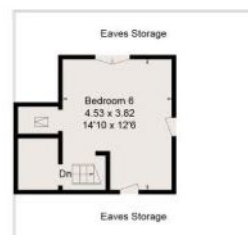
- Guildford Castle

Nearby Schools

- St Paul's CofE Primary School
- RGS Surrey Hills
- St John's Leatherhead
- Hurtwood House
- St Teresa's
- Micklefield School



Approximate Floor Area = 362.5 sq m / 3902 sq ft
 Garage = 30.8 sq m / 331 sq ft
 Total = 393.3 sq m / 4233 sq ft



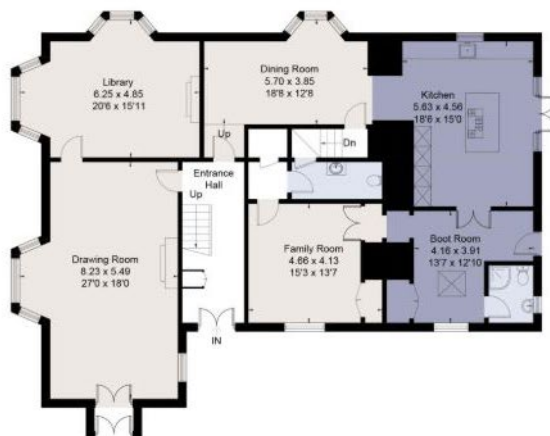
Third Floor



(Not Shown In Actual Location / Orientation)



Lower Ground Floor



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #78051



Floorplans

Approximate floor area 3902 sq ft (362,5 sq m)

Garage 331 sq ft (30,8 sq m)

Total 4233 sq ft (393,3 sq m)

For identification purposes only.

Directions

RH4 3DL

what3words: ///photo.menu.easy

General

Local Authority: Mole Valley District Council

Tel: 01306 885001

Services: All mains services

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

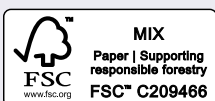
Guildford

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