



MARLBOROUGH HILL, DORKING, SURREY RH4

HOUND & PORTER  
FIND A HOUSE. MAKE IT HOME

MARLBOROUGH HILL, DORKING, SURREY RH4

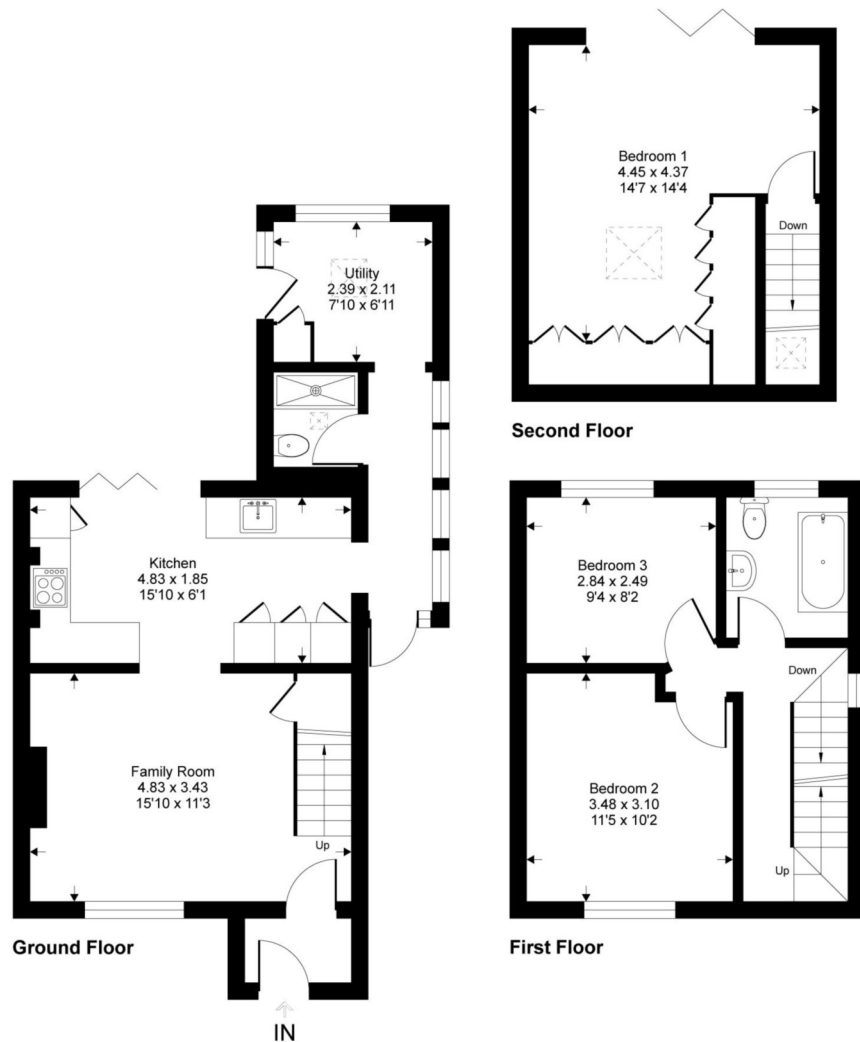


- 3 Bedroom semi detached home
- Central Dorking location
- Extensively refurbished throughout
- Stunning open plan kitchen living
- French doors out to garden with decked area
- Separate utility room / playroom or office
- Family bathroom, plus downstairs shower room
- Private driveway

# MARLBOROUGH HILL, DORKING, SURREY RH4

## Marlborough Hill, RH4

Approximate Gross Internal Area = 94.7 sq m / 1020 sq ft



Welcome to this beautifully refurbished three-bedroom home in the charming town of Dorking. Meticulously renovated by the current owners, this property offers modern living with a touch of elegance. From the open-plan living area, to the stunning master bedroom with breathtaking views, every corner of this house is designed to impress.

From the moment you enter this home you will notice that no stone has been unturned.

Head on up to the first floor where you'll find two beautiful and elegant bedrooms and modern fitted family bathroom.

Up again and you will be presented with the gorgeous master bedroom, complete with custom fitted wardrobes and sliding doors that offer an uninterrupted vista across the pretty rooftops.

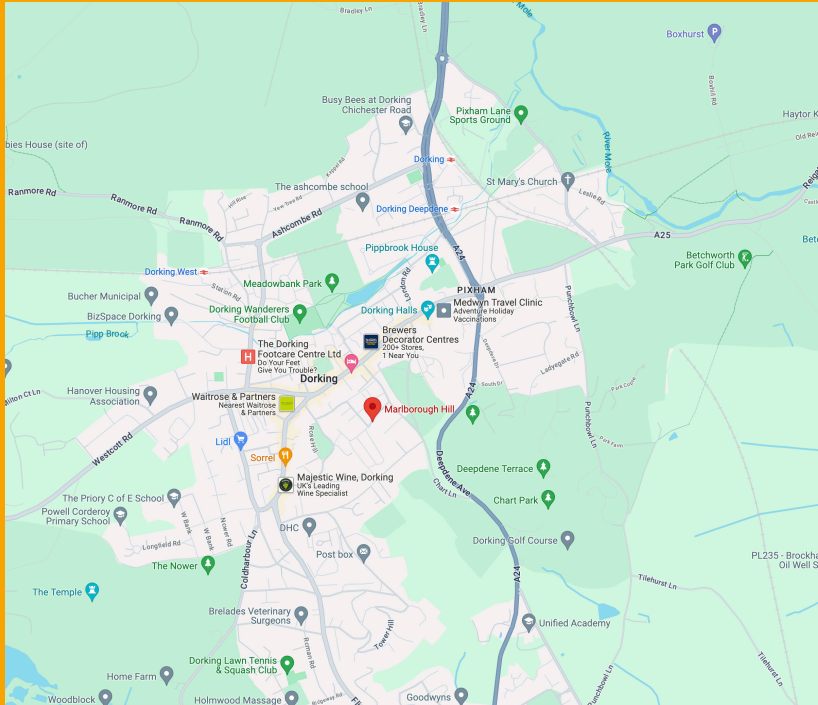
The rear garden, a serene outdoor space with a raised decked area is perfect for alfresco dining, entertaining or simply relaxing.

Complete with private driveway all your boxes will be ticked here!

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Within Walls. 2024 - Produced for Hound and Porter

## MARLBOROUGH HILL, DORKING, SURREY RH4



### LOCATION

Dorking, situated in the heart of The Surrey Hills, an Area of Outstanding Natural Beauty. Known for its picturesque streets and vibrant community, Dorking boasts an array of beautiful shops and restaurants. A selection of supermarkets are on offer to include M&S and Waitrose. When it comes to transport, Dorking is blessed with three railway stations providing links to London and the coast and links across to Reading and Guildford.

### ADDITIONAL INFORMATION

COUNCIL TAX  
MOLE VALLEY DISTRICT COUNCIL  
BAND D £2.297.00 PER ANNUM



### DID YOU LIKE WHAT YOU'VE JUST SEEN?

Get in touch. We are more than happy to arrange a viewing, assist you with the complicated paperwork and find you the best local businesses to help during and after your move. We look forward to hearing from you.

---

58 Castle Walk  
Reigate, Surrey  
RH2 9PX

01737 317880  
hello@houndandporter.co.uk