



FOX COTTAGES

Ranmore Common, Dorking, RH15



PROPERTY FOR SALE IN DORKING, RH5.

Built in the 1830's, a well-presented three-bedroom semi-detached cottage located in the heart of National Trust woodlands on the North Downs Way.



Local Authority: Mole Valley District Council

Council Tax band: G

Tenure: Freehold



DESCRIPTION

- Garden includes a formal garden area and additional 0.3 acres of woodland
- Decorated to a high standard throughout
- Three spacious double bedrooms across two upper floors
- Well-planned layout offering flexibility for modern family living
- Generous room sizes throughout
- Versatile top-floor bedroom providing guest, office, or hobby space
- Characterful layout with a comfortable, practical flow
- Private driveway











LOCATION DESCRIPTION

Nestled within the Surrey Hills (an Area of Outstanding Natural Beauty), this beautifully maintained family home is surrounded by natural scenery. With tranquil nature walks on the doorstep and the vibrant market town of Dorking close by, known for its independent shops and rich heritage, the property offers an ideal balance of rural peace and convenient access to local amenities.

Additional amenities, leisure facilities, and recreational opportunities can be found in nearby Epsom, Cobham, Guildford, and Kingston. The surrounding countryside is home to numerous country pubs and notable attractions, including Denbies Vineyard, Polesden Lacey, Leith Hill, and Box Hill.

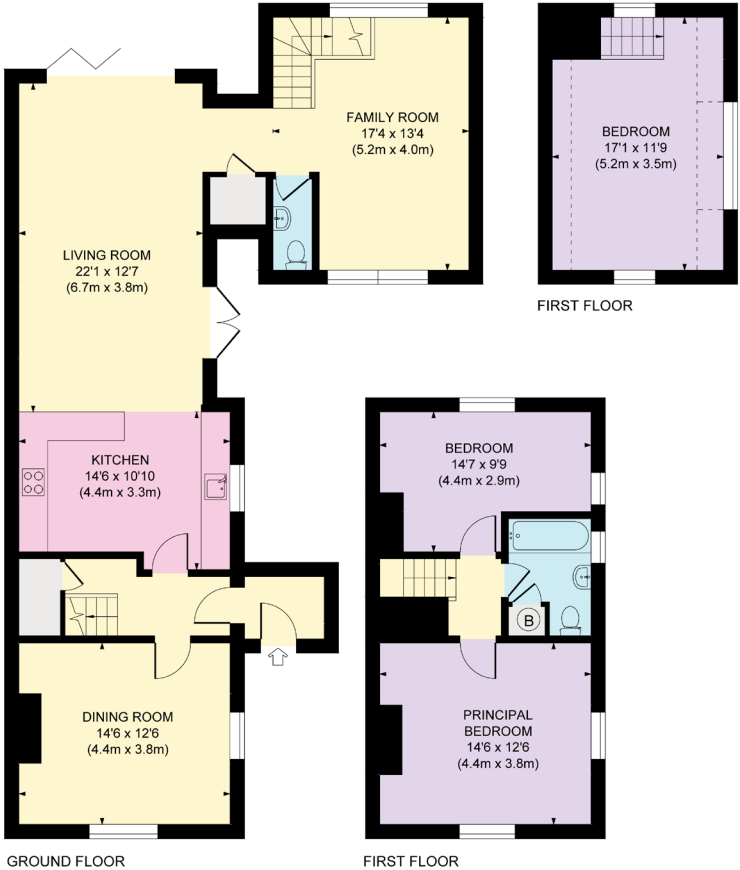
The area is well served by a good selection of both private and state schools, including RGS Surrey Hills, Downsend, St John's, St Teresa's, Epsom College, The Royal Grammar School, Cranleigh, and Guildford High, as well as St Martin's CofE Primary, St Andrew's Catholic and The Ashcombe (subject to catchment areas).

Communication links are superb with Dorking Main Station operating regular and direct services to London Victoria and London Waterloo. Horsley Station (5.5 miles) and Effingham Junction Station (5.8 miles) are also nearby offering further commuter services to London Waterloo.





Approximate Gross Internal Area
1610 sq. ft / 149.58 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. 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.

Approximate Gross Internal Area = 149.58 sq m / 1610 sq ft

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 any decisions reliant upon them. (ID767266)



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