



**patrick
gardner**
RESIDENTIAL

Acadia, Cotmandene, Dorking, Surrey, RH4 2BN

Price Guide £925,000 Freehold

- Large Iconic Victorian Town House in a Wonderful Elevated Setting
- Superb Views to Ranmore, Denbies, Box Hill & Over Cotmandene
- Most Convenient Town Centre Location
- Retaining Many Character Features and Victorian Charm
- Catchment Area for Local Schools
- Sitting Room with Open Fireplace and Views

- Kitchen/Dining/Family Room
- Conservatory/Utility Area, Downstairs W.C., Coats Area
- 3 First Floor Bedrooms, Bathroom, WC, Landing/Study Area
- 2 Top Floor Bedrooms & Bathroom
- Charming Cottage Style Front Garden
- Delightful Rear Garden with Panoramic Views
- Steps at the Rear Lead to the High Street



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Acadia

This large and iconic 'sea side' style Victorian town house offers substantial and flexible family accommodation set over four floors and with amazing views to the front and rear.

This stunning family home is offered for sale in need of some updating and offers scope to enlarge further on the ground and basement floors subject to any necessary consents.

Believed to have been built in the 1890's the property retains many period and character features including sash windows, fireplaces stained and patterned glass and built in units in the family/dining room.

The accommodation is as follows; on the ground floor there is an entrance hall, sitting room, dining/family room, kitchen, conservatory/utility Room and WC and from the entrance hall there is a door and steps down to the cellar with substantial storage.

On the first floor there are three bedrooms, all with views either over Cotmandene at the front or over the town to Denbies and Ranmore, a bathroom and separate WC and a useful study area on the landing.

On the top floor there are two bedrooms, both with superb views, a bathroom and access to the loft. The larger bedroom has a walk in wardrobe suitable for conversion to an ensuite shower/bathroom. .

Outside; to the front the property is approached via a wrought iron gate set in a Victorian wall. The mainly walled garden has been laid out in a cottage garden style with shrubs, plants and bulbs.

The rear garden, which is approximately 100' in length, is a major and delightful feature of the property, being an oasis of charm in the centre of the town, with superb and uninterrupted views over the rooftops to Box Hill, Denbies and Ranmore.

The garden is mostly laid to lawn with well stocked borders, an ornamental pond with a little wooden bridge over to a further lawned area. To the rear of the garden is space for a shed and a gate gives access to a shared footpath and steps down to Paper Mews which is then only a short walk to the High Street.

These properties come to the market very rarely and offer an exciting prospect for any new purchaser.





Situation

Acadia, also known as Arcadia, sits in a superb elevated location forming part of the 'seaside houses' overlooking Cotmandene, where cricket was played as early as the 1770's.

Although not listed the property is in a conservation area, created to preserve the historic appearance of this most convenient town centre location.

Dorking offers a well regarded selection of national and local shops with Waitrose, Marks & Spencer, Waterstones, Cook and Fullers, for country pursuits, along with a varied selection of restaurants including Sorrell, run by the former Michelin starred chef Steve Drake, Cote, Cafe Rouge and the recently refurbished and historic White Horse Hotel.



Dorking has a selection of schools with St Pauls and Powell Corderoy, Dorking's oldest school, amongst the choice of primary schools and the Ashcombe & Priory schools for secondary and sixth form education.

The Dorking Halls is a venue for a variety of live and filmed events, and also includes a cinema, and has an adjacent sports centre.

The immediate area offers some of the county's finest walking, riding and cycling countryside with Box Hill, as seen in the 2012 Olympics, Ranmore, Leith Hill, Polesden Lacey and the Surrey Hills all close at hand.

Denbies, the UK's largest and award winning vineyard, is just to the north of the town and offers shopping, tours and dining opportunities, as well as being home to the Surrey Hills Brewery.

Dorking has 3 stations for services North to London, South to Horsham and the South Coast, East to Reigate, Redhill & Gatwick and West to Guildford and beyond.

The M25 can be accessed at junctions 8 & 9, Reigate & Leatherhead providing links to the general motorway network.

Directions

Cotmandene sits in the heart of the town and yet is tucked away and can be accessed via Moores Road, just at the beginning of the High Street at the cockerel end of the town.


Viewing strictly by appointment only

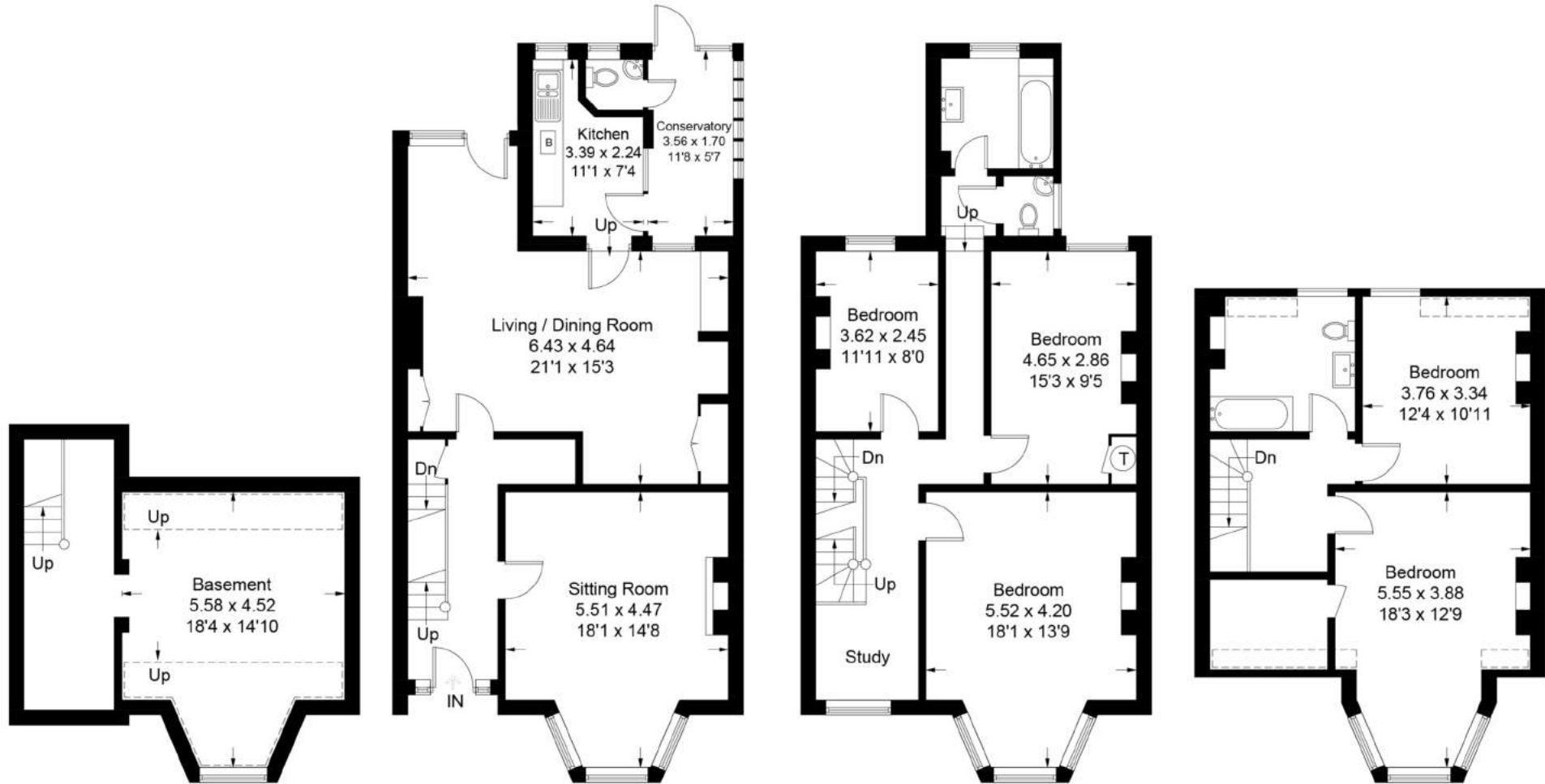






Approximate Gross Internal Area = 231.6 sq m / 2493 sq ft
(Including Basement)

 = Reduced headroom below 1.5m / 5'0



Basement

Ground Floor

First Floor

Second Floor

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 decisions reliant upon them. (ID40831)