



St Marys Cottage London Road, Dorking, Surrey, RH4 1TA

Offers In Excess Of £750,000



- DETACHED FAMILY HOME
- TWO FORMAL RECEPTION ROOMS + STUDY
- REDECORATED/NEW CARPETS
- DRIVEWAY AND GARAGE
- CLOSE TO MAINLINE TRAIN STATIONS
- FOUR BEDROOMS
- LARGE EAST FACING GARDEN
- KITCHEN/BREAKFAST ROOM
- VIEWS OF BOXHILL
- NO ONWARD CHAIN

Description

This particularly spacious four-bedroom detached home offers well presented and adaptable accommodation arranged over two floors. Situated within a short distance of both Dorking Town Centre and mainline stations, further benefits include an East facing garden that extends to approx. 80 ft, views towards Box Hill and no onward chain.

Accommodation briefly comprises of an entrance hall providing access to all principal rooms. Two versatile reception rooms enjoy varying aspects. To the front is an attractive reception room with a large box bay window. The sitting room (18'10 x 12'4) is to the rear of the property and enjoys direct access via French doors to the rear terrace with the garden beyond. The kitchen/breakfast room includes a generous selection of base units with matching eye level cupboards, space for the usual white good appliances and ample work surfaces. A further room is provided that could be a small study or boot room. There is also a ground floor W.C.

The first floor consists of four bedrooms that enjoy varying aspects. The master bedroom is to the front and benefits from a large bay window and ensuite shower room. Two bedrooms to the rear enjoy views of the garden with the slopes of Box Hill beyond. The family bathroom is fully fitted and includes a bath with shower over.

Externally and to the front is a hedgerow border providing a good degree of privacy. There is driveway parking for numerous vehicles and a garage. The rear garden is east facing and mainly laid to lawn with a large patio area providing a great place to entertain.

Situation

London Road offers a most convenient position allowing comfortable access to the town as well as the renowned Ashcombe School. All three of Dorking's Stations are within a few moments' walk and provide regular services to London, the south, east & west. The town offers a fine selection of facilities including five supermarkets, an array of local and national shops which include Marks & Spencer, Waitrose, Robert Dyas and Starbucks and Costa Coffee to mention just a few. The Dorking Halls, which includes a cinema, theatre and the adjacent sports centre provides a great selection for those looking for entertainment and other leisure pursuits. There is a great selection of well-regarded primary and secondary schools.

The immediate area provides some of the county's finest walking, running, cycling and riding countryside as highlighted in the 2012 Olympics and the 2013 Tour of Britain cycling events including Box Hill, Ranmore, Leith Hill and the Surrey Hills. Denbies, the country's largest vineyard, is just to the north of the town. The M25 can be accessed at Leatherhead and Reigate, respectively junctions 8 or 9.

Tenure

Freehold

EPC

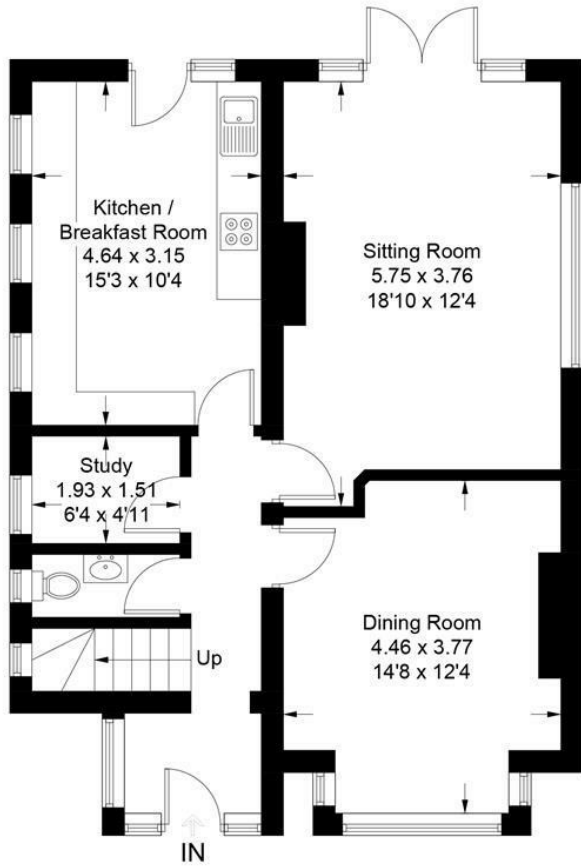
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Council Tax Band

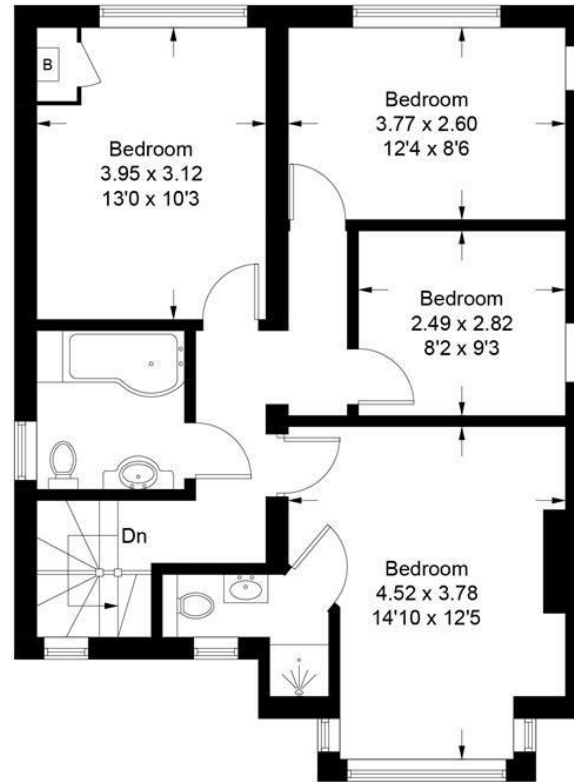
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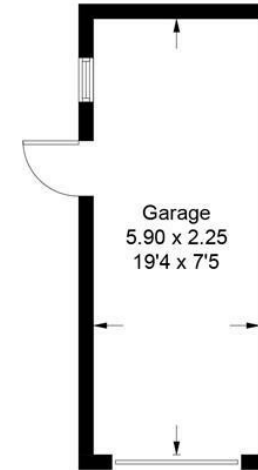
Approximate Gross Internal Area = 131.9 sq m / 1420 sq ft
 Garage = 13.3 sq m / 143 sq ft
 Total = 145.2 sq m / 1563 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID1059116)

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