



 **patrick
gardner**
RESIDENTIAL

Bluebell Cottage, 38 Dene Street, Dorking, RH4 2DB

Price Guide £575,000



- PRETTY GRADE II LISTED COTTAGE
- EXPOSED TIMBERS & BEAMS
- BASEMENT / OFFICE
- FULL OF CHARM AND CHARACTER
- PRETTY ENCLOSED REAR GARDEN
- THREE BEDROOMS OVER FOUR FLOORS
- BRICK INGLENOOK WITH OVERMANTEL
- TOWN LOCATION
- COTTAGE STYLE KITCHEN
- OFF STREET PARKING SPACE

Description

We have an exciting opportunity for someone to purchase this Grade II listed three-bedroom home, situated in a popular position only a short stroll from Dorking's High Street and the open space that can be found on Cotmandene.

This charming property offers excellent accommodation set over four floors and is in good condition throughout. With exposed timbers and wooden floorboards, there is much to offer the discerning buyer who is looking for a pretty period property with over 400 years of history. The design of the overmantel adds a unique touch to the brick built inglenook fireplace which sits proudly in the lounge.

Stairs from here lead to all three bedrooms set over the first and second floors and the family bathroom suite offering both a panelled bath and corner shower unit.

From the lounge, there is direct access into the dining room which also retains the character of the period beams. Further stairs take you down into the basement which can be utilised as a study, a cinema room or even an occasional bedroom, if required.

The kitchen is located at the rear of the property overlooking the garden and is presented in a traditional cottage style with a range of fitted wall and base units. Access is provided to the rear garden with a secluded paved patio area with steps up to the lawn garden with a summer house at the far end.

Parking is provided to the side of the property.

Situation

Situated close to Dorking Town Centre with its excellent range of shops, including Waitrose, Marks & Spencer, Waterstones and W H Smith, along with various independent retailers and antiques area. Dorking also offers a selection of well-regarded pubs, coffee shops and restaurants, including Sorrel, run by Michelin star chef Steve Drake.

The Dorking Halls, at the eastern end of the town, includes a cinema, theatre and sports centre, as well as a 24-hour fitness centre.

There is an excellent selection of highly regarded schools within close proximity, including St Joseph's Primary School, St Pauls School, The Ashcombe, The Priory and The Powell Corderoy all within easy reach.

Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) and there is also two further stations, Dorking Deepdene & Dorking West, providing services to Guildford, Reigate, Gatwick and beyond.

Tenure

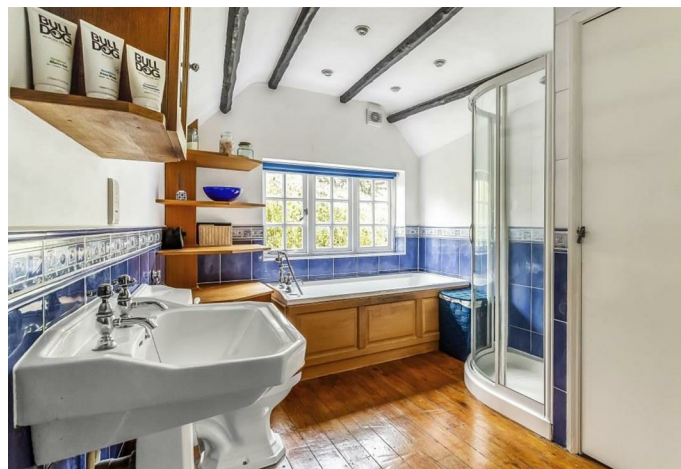
Freehold

EPC

N/A

Council Tax Band

D



Approximate Gross Internal Area = 107.0 sq m / 1152 sq ft
 Summer House = 10.5 sq m / 113 sq ft
 Total = 117.5 sq m / 1265 sq ft



 = Reduced headroom below 1.5m / 5'0"



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. (ID1070180)
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