



patrick
gardner
RESIDENTIAL

Cock-A-Hoop Cottage, 7a North Street, Dorking, RH4 1DN

Price £425,000



- END OF TERRACE COTTAGE
- OPEN PLAN LIVING
- MODERN STYLISH KITCHEN
- TIMBER GLAZED ARTIST STUDIO
- SUPERBLY PRESENTED

- TWO DOUBLE BEDROOMS
- BEAUTIFUL TILED WETROOM
- REAR SECLUDED COURTYARD
- TOWN CENTRE SETTING
- MOTIVATED VENDOR

Description

This beautifully presented 'chocolate box' Victorian cottage provides well designed and thought-out accommodation arranged over two floors. Updated in recent years to provide light and airy accommodation, the property is presented in excellent order throughout and offers a hybrid mix of both modern and characterful period features.

The ground floor accommodation comprises of a stunning sitting room which is flooded with natural light and features hardwood flooring and wall panelling throughout. The charming open-plan kitchen/breakfast area is a real feature of the home with modern fitted units complemented with quartz worktop surfaces and integrated appliances. A spacious and light ground floor wet room is situated to the rear of the property featuring a contemporary shower suite and tiled throughout. There are also two large cupboards providing useful storage.

Access from the kitchen leads out into the pretty rear garden which is quiet and secluded with a decked patio, planted borders and paved courtyard. There is a delightful timber cabin offering generous space, located at the rear of the garden, currently being used by the owner as an artist's studio and used for dining on occasions.

The first floor accommodation includes the master bedroom with an abundance of cleverly designed built-in wardrobes and the unique feature of a glazed platform which provides the lounge below with additional natural light. The second bedroom is to the rear of the property and enjoys views of the courtyard and beyond.

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.

The M25 can be accessed at Junctions 8 & 9, Reigate & Leatherhead with Gatwick Airport approximately 12 miles away.

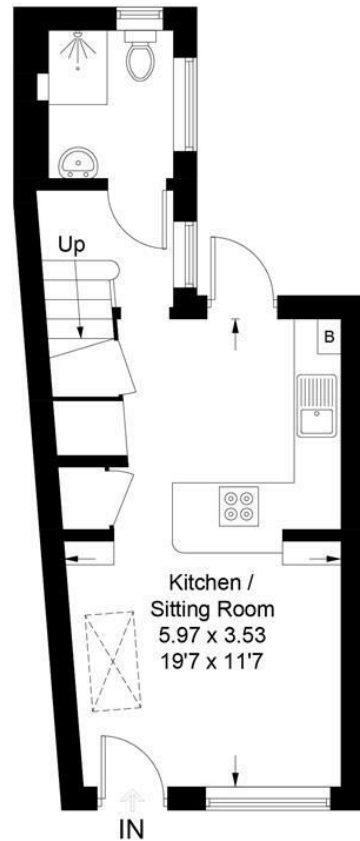
Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) and there is also two further stations, Dorking Deepdene & Dorking West, providing services to Guildford, Reigate, Gatwick and beyond.

Tenure	Freehold
EPC	D
Council Tax Band	D

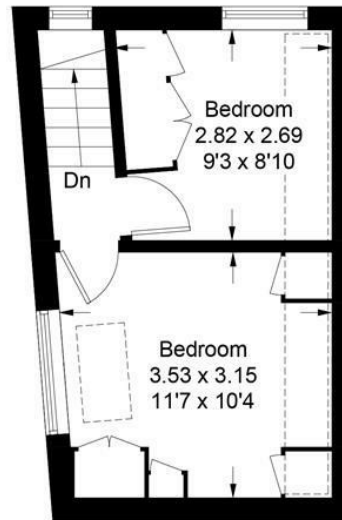


 = Reduced headroom below 1.5m / 5'0

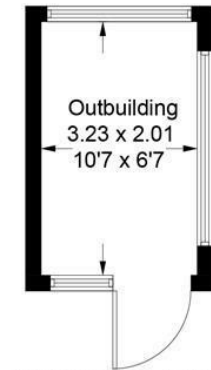
Approximate Gross Internal Area = 49.1 sq m / 528 sq ft
Outbuilding = 6.5 sq m / 70 sq ft
Total = 55.6 sq m / 598 sq ft



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. (ID1071765)

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