



19 Rothes Road, Dorking, Surrey, RH4 1LG

Price Guide £775,000



- DETACHED VICTORIAN HOUSE
- POPULAR TOWN CENTRE LOCATION
- COSY SEPARATE FRONT RECEPTION
- NO ONWARD CHAIN
- PATIO REAR GARDEN
- THREE DOUBLE BEDROOMS
- SUPERBLY PRESENTED THROUGHOUT
- SOCIAL LIVING SPACE TO REAR
- UPDATED KITCHEN & BATHROOMS
- RARELY AVAILABLE IN THIS CONDITION

Description

A truly exceptional three bedroom Victorian detached property located in a sought-after residential road, moments from Dorking High Street. Extended and refurbished to the highest standard throughout by the current owners. The property further benefits from many original features and enjoys bright and spacious accommodation arranged over three floors.

A spacious and inviting entrance hall provides access to all principal rooms and includes a ground floor cloakroom. To the front of the property a generously sized cosy sitting room benefits from a fireplace with ornamental wooden surround, high ceilings and a large bay window with colonial style shutters. To the rear of the property the owners have created a superb open plan kitchen/dining/family room, which is a particular feature and forms the heart of this beautiful home. The stylish fully integrated kitchen includes a varied selection of cupboards complimented by granite work surfaces and a separate utility room. Double glazed doors open out onto a terrace and this versatile outdoor space provides a great area for the family and entertaining friends.

An elegant staircase leads to the generous first-floor landing with plenty of natural lighting with ample space for this area to be used as a study. Two generous double bedrooms can be found with a superb, en-suite shower room to the rear elevated bedroom. The bright and spacious master bedroom is tastefully decorated with built in wardrobes and is serviced by a modern ensuite bathroom suite located on the top floor.

Externally, the beautifully maintained landscaped garden offers a splash of colour with raised brick beds boundary on two sides and a patio area covered by a timber pergola and flower bed borders.

Situation

Moments from Dorking town centre with its excellent range of shops and restaurants including Waitrose, Marks & Spencer, Waterstones and WH Smiths along with various restaurants including the Michelin star restaurant Sorrel. The Dorking Halls, at the eastern end of the town, includes a cinema and a sports centre, as well as a 24-hour fitness centre. Meadowbank recreation park is only a moments walk away.

There is a highly regarded selection of schools close by to the property including 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) also there are two further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond.

To the north of the town is Denbies Vineyard, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks.

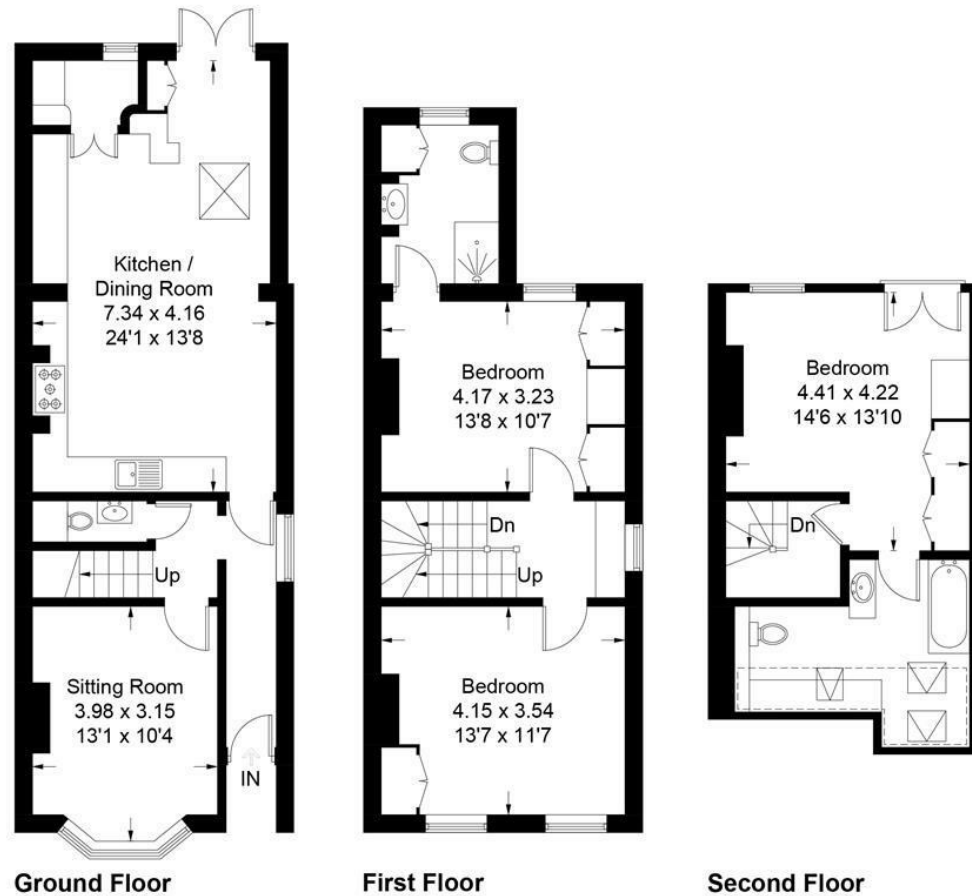
Tenure	Freehold
EPC	E
Council Tax Band	E





= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 125.4 sq m / 1350 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 decisions reliant upon them. (ID1080031)
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