



**patrick
gardner**
RESIDENTIAL

Leslie Cottage Church Street, Dorking, Surrey, RH4 1DW

Guide Price £649,950



- HISTORIC, GRADE II LISTED PROPERTY
- DATING BACK TO THE 17TH CENTURY
- FORMAL DINING ROOM WITH EXPOSED BEAMS
- MODERN FAMILY BATHROOM
- SINGLE GARAGE
- TWO DOUBLE BEDROOMS
- SITTING ROOM WITH FEATURE FIRE PLACE
- GENEROUS KITCHEN WITH COURTYARD VIEWS
- STUNNING COURTYARD WITH STORE ROOM
- PRIME TOWN CENTRE LOCATION

Description

Dating back to the 17th century this stunning Grade II listed cottage enjoys both modern living and style whilst retaining many of its original features throughout. Leslie Cottage once belonged to the Leslie family. Elizabeth Leslie was daughter of the Earl of Rothe and wife of Captain Augustus Wathen who fought at Waterloo. The property is one of three adjoining houses that was lived in by the family over many years.

Entered via the main front door the spacious entrance hall gives access to all principle reception rooms. The formal dining room enjoys double aspect views and includes exposed beams, fireplace and refurbished hard wood flooring. The sitting room is a real feature of the home with many original features including the focal point, a beautiful fireplace with log burner. To the rear of the property the kitchen with views to the courtyard has been upgraded in recent years to provide ample base units with matching eye level cupboards including space for the usual white good appliances. There is also a downstairs W.C.

The first floor accommodation includes a wonderful galleried landing with vaulted ceiling and window making the most of its views. Both double bedrooms include double aspect views and vaulted ceilings to make bright and spacious rooms. The master bedroom includes built in wardrobes. The family bathroom has been modernised in recent years with a stylish bathroom suite including a bath with shower over, vanity unit and heated towel rail.

Externally to the front the double fronted home is complemented by a pretty walled garden with gate and path leading to the front door. To the rear and accessed via the kitchen is a beautiful walled courtyard, presented superbly this area is east facing and is a perfect place to entertain with ample space for outside dining. There is also a very useful store room that gives access to Archway Place. Located in a prime residential location on the edge of the town centre a further benefit is the single garage (15.6" x 7.9").

Situation

Located in the heart of the town and as such, is within a short walking distance to all of the facilities provided in Dorking. Waitrose, Marks & Spencers, Sainsbury's and Tesco's Express offer a fine selection of food shopping including other national and local shops, pubs and restaurants.

The nearby Dorking Halls and Sports centre provide various entertainment and exercise facilities including a cinema.

The immediate area provides some of the county's finest walking, cycling, and riding countryside as highlighted in the Tour of Britain cycling events. Box Hill, Ranmore, Leith Hill and the Surrey Hills are all accessible.

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

Train stations at Dorking Mainline and Deepdene provide access to both London Victoria and Waterloo, Guildford, Gatwick and towards the South and West of the country.

Tenure

Freehold

EPC

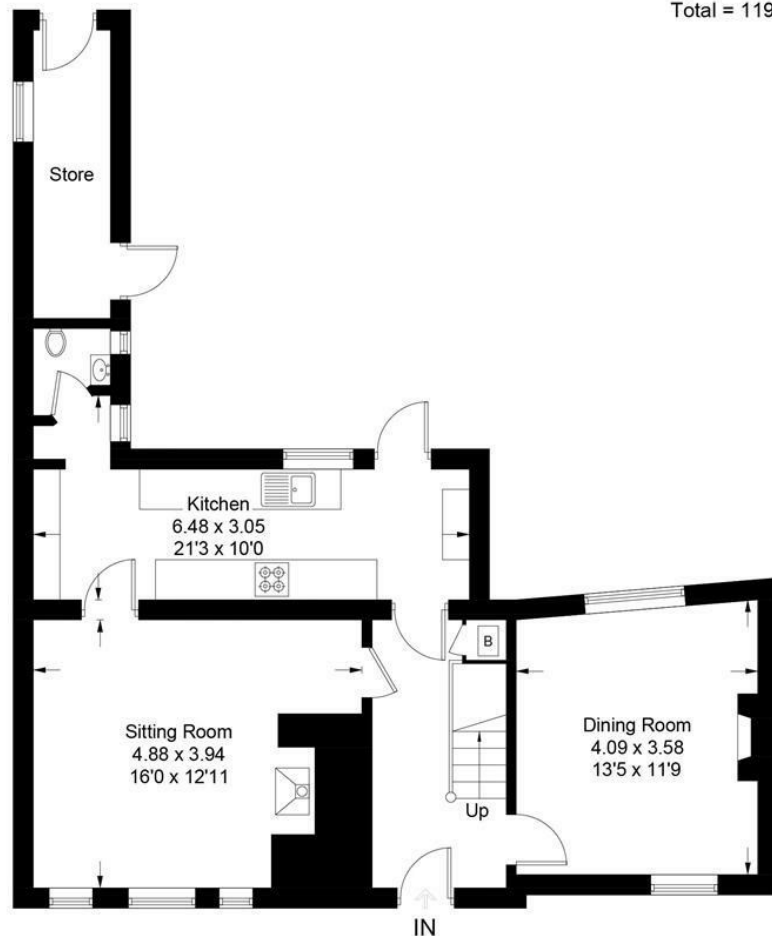
Not applicable

Council Tax Band

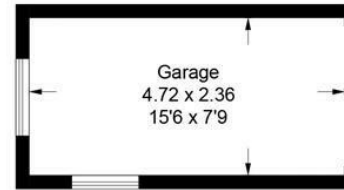
E



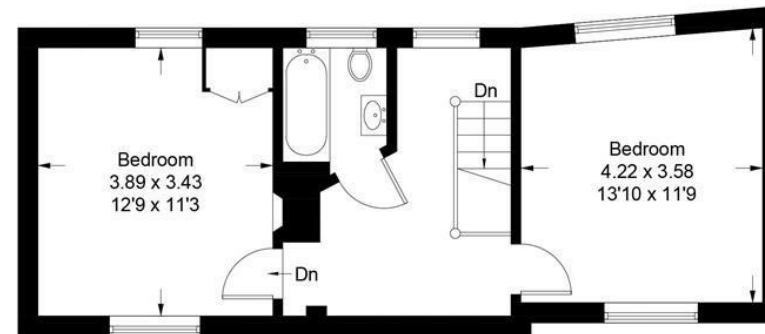
Approximate Gross Internal Area = 103.4 sq m / 1113 sq ft
Garage & Store = 16.2 sq m / 174 sq ft
Total = 119.6 sq m / 1287 sq ft



Ground Floor



(Not Shown In Actual
Location / Orientation)



First 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. (ID744907)

www.bagshawandhardy.com © 2021

171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 **Email:** dorking@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

