



**patrick
gardner**
RESIDENTIAL

30 Vincent Gardens, Dorking, RH4 3FY

Price Guide £699,950



- MODERN FAMILY HOME
- SUPERB GARDEN STUDIO
- MASTER SUITE
- CLOSE TO DORKING TOWN CENTRE
- CAR PORT AND DRIVEWAY

- FOUR BEDROOMS
- OPEN PLAN KITCHEN/LIVING/DINING ROOM
- BUILT IN SOUND SYSTEM
- PRIVATE DEVELOPMENT
- NO ONWARD CHAIN

Description

This beautifully presented and modern four-bedroom home offers adaptable accommodation arranged over three floors. Occupying an enviable position within a private development close to Dorking town centre, further benefits include driveway parking with attached car port and a superb garden studio.

Accommodation briefly comprises of a formal entrance hall that provides access to all principal rooms. The open plan kitchen/living/dining room (19'7 x 11'10) is a particular feature of the home and enjoys double aspect views to both the front and rear. The stylish kitchen includes a selection of base units with matching eye level cupboards and ample work surfaces. There is also a selection of integrated appliances including a dishwasher, washing machine and double oven. The living/dining area provides a great place to entertain with full width bi-fold doors overlooking the garden. There is also a W.C and built in storage cupboards.

The first floor consists of three bedrooms that enjoy varying aspects and a family bathroom. The top floor is an impressive master suite (23'11 x 9'11) with open plan lounge area and built in wardrobes. Presented in fantastic order with Amtico flooring and a modern ensuite shower room. There is also an air conditioning system to this floor.

Externally the garden is West facing and extends to approx. 40 ft. with a large patio area. The garden studio is a real asset of the home and adaptable to suit individual needs, with direct access to the adjoining patio via further bi-fold doors. Designed by the current owners to make for a superb entertaining space both internally and externally. To the front there is driveway parking for numerous vehicles and a covered car port with storage cupboards.

Situation

Situated close to Dorking town centre with its excellent range of shops and restaurants which includes Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants, Coffee shops and Michelin star restaurant Sorrel along with several well-regarded pubs. 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. There is a highly regarded selection of schools with the property located within St Pauls School catchment and close to The Ashcombe, The Priory and The Powell Corderoy schools 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 2 further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond.

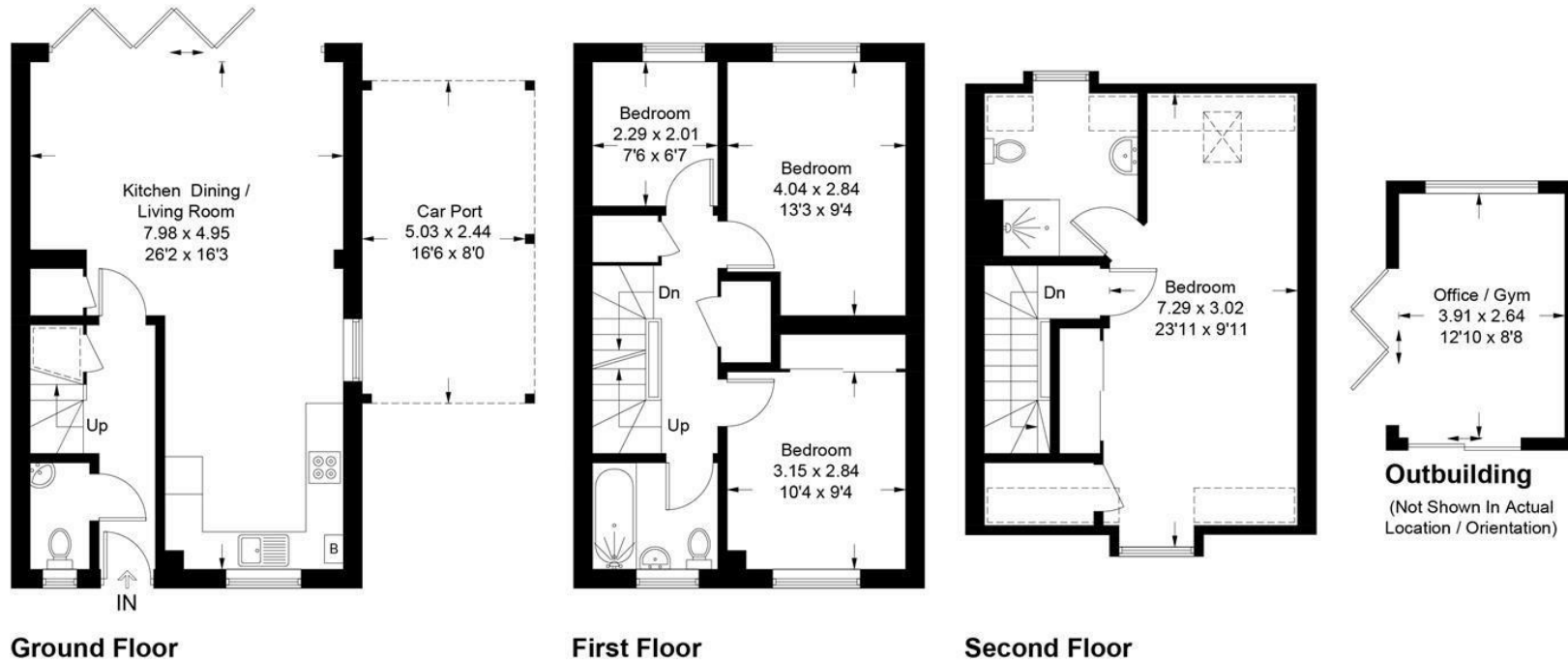
Tenure	Freehold
EPC	B
Council Tax Band	E
Estate Charge	£400 Per Annum T.B.C



Approximate Gross Internal Area = 116.9 sq m / 1258 sq ft
 Office / Gym = 10.3 sq m / 111 sq ft
 Total = 127.2 sq m / 1369 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. (ID1090461)

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