



35 Church Street, Dorking, RH4 1DW

Price Guide £415,000



- DOUBLE FRONTED COTTAGE
- TOWN CENTRE LOCATION
- PRIVATE COURTYARD GARDEN
- WELL PRESENTED THROUGHOUT
- BASEMENT WITH ADAPTABLE USE
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- PERIOD FEATURES
- MODERN STYLISH KITCHEN
- NO ONWARD CHAIN

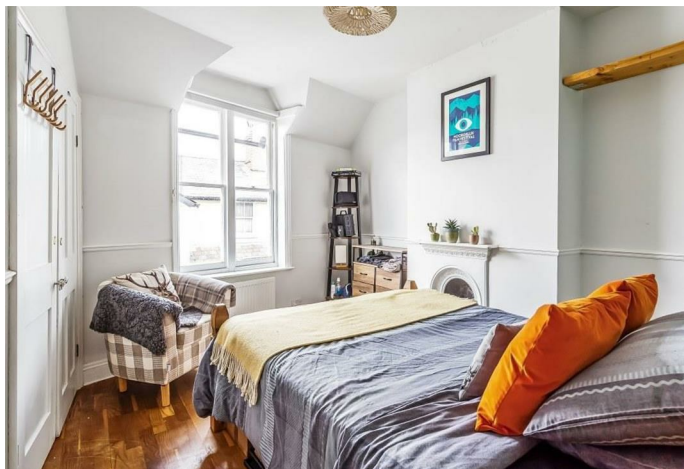
Description

This beautifully presented double fronted Victorian Cottage occupies a prominent position only moments from Dorking town centre. Updated in recent years, the property offers adaptable accommodation arranged over three floors with a mix of both modern and period features throughout. Accommodation comprises of a dining room with views to the front, a feature fireplace with exposed brick surround and solid oak flooring. The formal sitting room is a particular feature of the home, tastefully presented with a further original fireplace and a large sash window providing an abundance of light. The attractive kitchen offers a selection of base units with matching eye level cupboards and space for the usual white good appliances. A stable door from the kitchen leads out to a private and enclosed terrace, providing a great place to entertain. Stairs from the dining room lead down to the lower ground accommodation, previously arranged as a study area but adaptable to suit individual needs, with understairs storage. The first floor consists of two bedrooms and bathroom. The master bedroom retains further original features and enjoys the added benefit of a built-in wardrobe. The second bedroom has views over Denbies Vinyard. Offered with no onward chain.

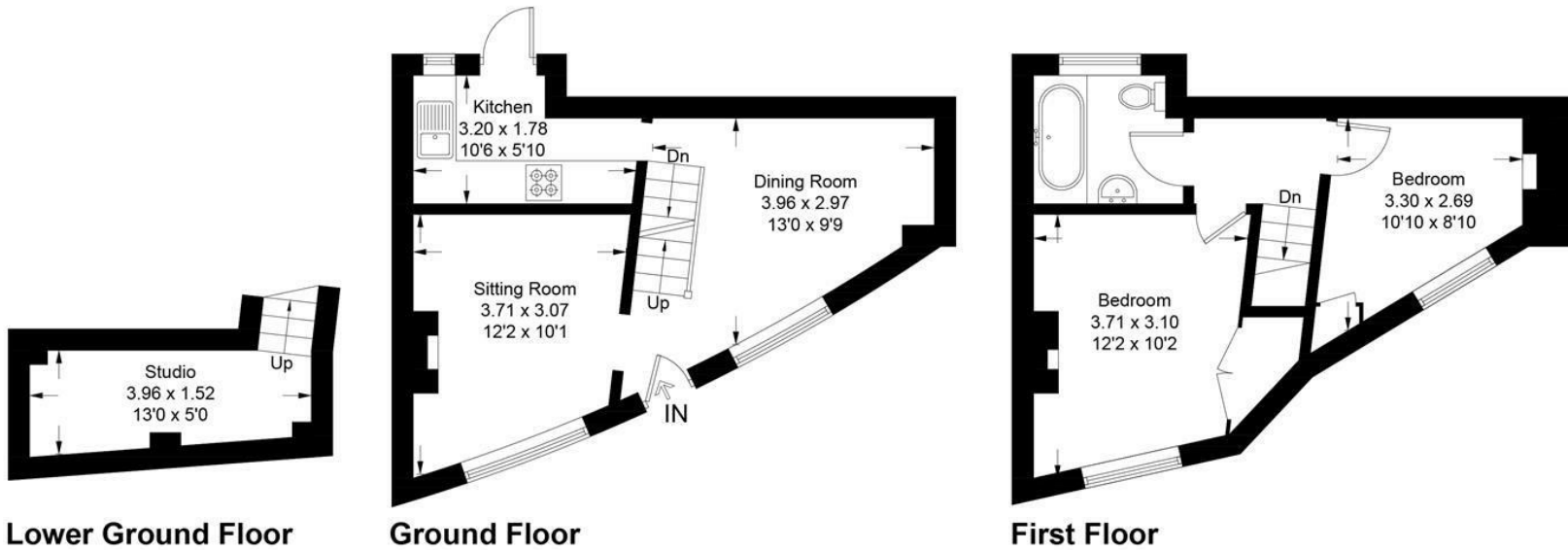
Situation

Moments from Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants, Coffee shops and Michelin star restaurant Sorrel, there is also a number of 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 close by to the property including St Pauls School, 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. 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	D



Approximate Gross Internal Area = 59.1 sq m / 636 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. (ID1093624)

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