



1 Myrtle Cottages Flint Hill, Dorking, Surrey, RH4 2LJ

Price Guide £575,000



- STUNNING VICTORIAN HOME
- SEPARATE STUDIO/ANNEX
- TWO RECEPTION ROOMS
- UTILITY AND CLOCKROOM
- CLOSE TO DORKING TOWN CENTRE
- TWO DOUBLE BEDROOMS
- RECENTLY MODERNISED
- LANDSCAPED GARDENS
- DRIVEWAY PARKING
- MODERN FAMILY BATHROOM

Description

This stunning Victorian home has been fully renovated in recent years and now provides beautifully presented and adaptable accommodation arranged over two floors. Only a short distance from Dorking town centre and the Surrey Hills, further benefits include landscaped gardens and a spacious detached studio/annex.

Accommodation briefly comprises of a porch leading into the entrance hall that provides access to all principle rooms. The formal living room is particularly attractive with a feature log burning stove. To the rear of the property is a country style kitchen that enjoys direct access to a pretty courtyard via bi-folding doors. The kitchen includes a selection of base units with matching eye level cupboards, ample work surfaces and a selection of integrated appliances. There is also an adjoining formal dining room with stylish oak flooring that leads through most of the ground floor. A sperate utility room and W.C complete the ground floor accommodation.

The first floor consists of two large double bedrooms that enjoy varying aspects. The master bedroom also includes large built-in wardrobes. Both bedrooms are serviced by a superb family bathroom that includes a modern white suite with oversized bath and separate walk-in shower.

Externally and to the front is driveway parking with side access provided. The rear landscaped garden now enjoys various areas to entertain with a courtyard garden, manicured lawn and separate patio area providing great places to entertain. The separate and recently constructed annex is a particular feature of the home, currently arranged as a home cinema it offers a large and versatile space to suit individual needs.

Situation

Situated within easy reach of 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 run by chef Steve Drake. There are also a number of popular gastro 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 in Dorking, with the property located within close proximity to St Paul's and Powell Corderoy (primary provision) as well as The Ashcombe and The Priory (secondary provision).

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

Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles from Dorking.

Tenure

Freehold

EPC

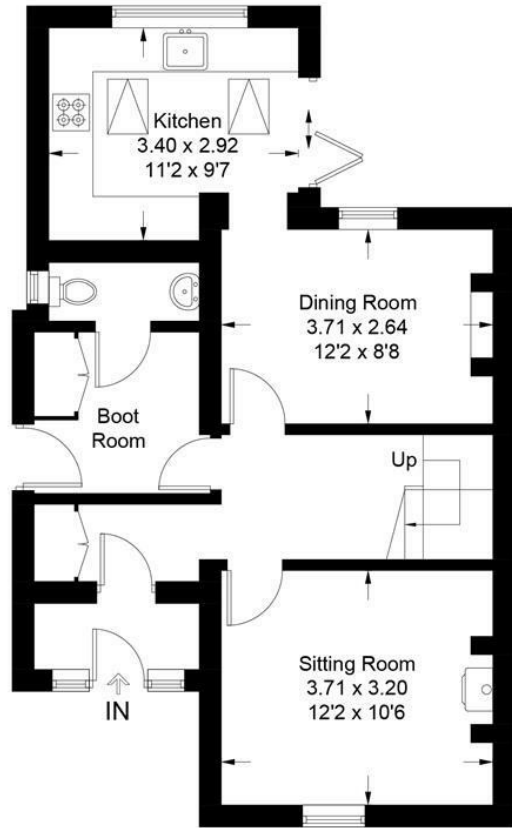
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Council Tax Band

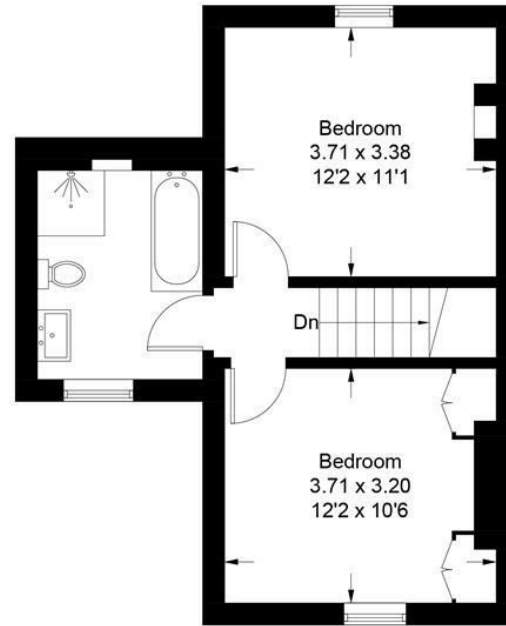
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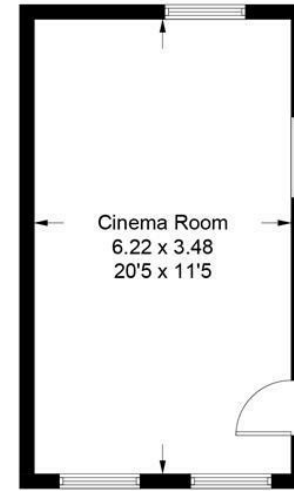
Approximate Gross Internal Area = 90.6 sq m / 975 sq ft
Cinema Room = 21.7 sq m / 233 sq ft
Total = 112.3 sq m / 1208 sq ft



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. (ID1126003)

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