



9 North Street, Dorking, RH4 1DN

Price Guide £625,000





- STUNNING CHARACTER HOME
- RECENTLY UPDATED
- KITCHEN/DINING ROOM
- THREE GENEROUS BEDROOMS
- BASEMENT

- PRIME TOWN CENTRE LOCATION
- MODERN AND PERIOD FEATURES
- FORMAL SITTING ROOM
- PRIVATE COURTYARD
- NO ONWARD CHAIN



## Description

Occupying a prime town centre location, this beautifully presented period home offers bright and spacious accommodation arranged over four floors. Offered to the market with no onward chain, the property has undergone extensive refurbishment in recent years and now provides any buyer with superb modern living. Further benefits include an attractive west-facing private courtyard garden, quirky original features, an adaptable basement and three bedrooms.

The accommodation briefly comprises of a spacious formal sitting room with feature fireplace and a stunning curved window that enjoys views to the front. The open plan kitchen/dining room is a particular feature of the home and benefits from direct access to the courtyard garden via bi-folding doors. The modern kitchen includes a selection of base units with matching eye level cupboards and space for the usual white good appliances.

The first floor consists of two bedrooms, the first offering generous proportions incorporating the curved wall, and a modern family shower room. The top floor enjoys wonderful views toward Denbies Vineyard and provides another superb bedroom with ensuite shower room.

The basement could be modified to suit individual needs either as a utility, gym or study.

Externally the owners have adapted the home to provide a wonderful west-facing courtyard which offers a high degree of privacy and a great place to entertain.

## Situation

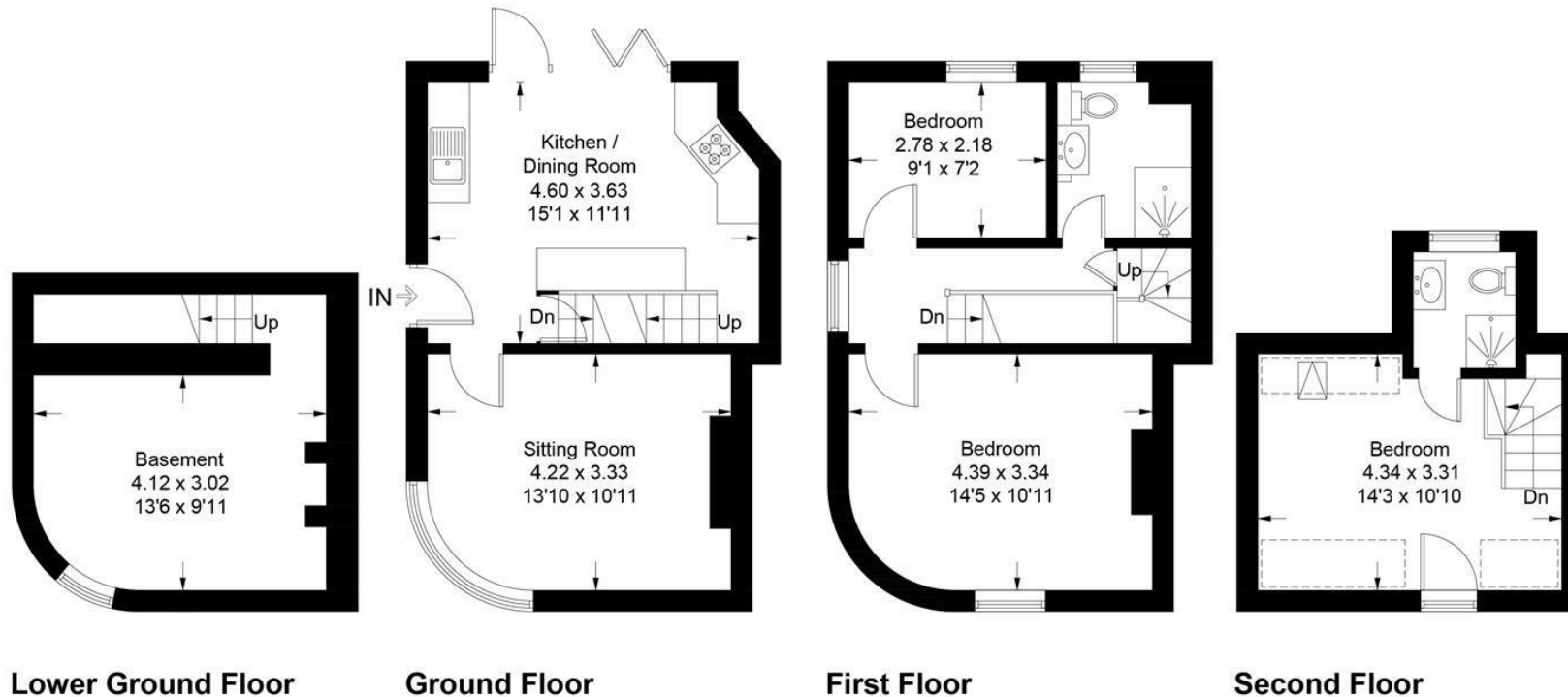
Moments from Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and WH Smiths along with various restaurants, Coffee shops and Michelin star restaurant Sorrel, there is also a number of well-regarded pubs. The Dorking Halls, at the 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



 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area  
97.9 sq m / 1054 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. (ID1159348)  
www.bagshawandhardy.com © 2025

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.

