



5 Vincent Road, Dorking, Surrey, RH4 3JB

Guide Price £770,000



- DETACHED CHARACTER HOME
- FORMAL SITTING ROOM
- PERIOD FEATURES
- MODERN FAMILY BATHROOM
- ADAPTABLE BASEMENT
- FOUR DOUBLE BEDROOMS
- KITCHEN/DINING ROOM
- 1610 SQ FT OF ACCOMMODATION
- UTILITY ROOM
- PLANNING PERMISSION APPROVED
MO/2022/0583

Description

This substantial four double bedroom detached home is set within a popular residential road, only a short distance from Dorking town centre. Providing bright and spacious accommodation in excess of 1600 sq ft the property enjoys a great balance of both modern and period features throughout.

The formal entrance hall provides access to all principal rooms. The well-presented formal sitting room enjoys views to the front from a large bay window complemented with bespoke shutters and a feature working fireplace. The kitchen/dining room (14'9 x 14'4) is to the rear of the property and offers a great place to entertain and socialise with family and friends. The kitchen offers a range of base units with matching eye level cupboards and ample work surfaces. There is also a separate utility room and ground floor shower room.

Stairs provide access to the cellar (15'2 x 14'4) that enjoys natural light from a window to the front and offers an adaptable space to suit individual needs.

The first floor consists of three double bedrooms that enjoy varying aspects and a stylish and recently updated family bathroom. The master bedroom occupies the top floor and benefits from ample wardrobe space and eaves storage.

Externally the property is approached via a pretty walled garden and has the benefit of side access. The rear garden is mainly laid to lawn and is bordered by a selection of flower beds and mature shrubs. Planning permission has also been granted for a single story rear extension, further details can be found on the Mole Valley council planning website. Application number MO/2022/0583

Situation

Vincent Road is a highly regarded residential road and within the conservation area, situated in the heart of the pretty market town of Dorking. There is a selection of independent shops and restaurants, weekly outdoor market's as well as national shops within a few minutes' walk. Schools nearby include The Ashcombe, St Paul's, St Josephs, The Priory and Powell Corderoy.

Dorking Halls features live events, the cinema, and a sports hall with pool. Moments from Vincent Road is Dorking's popular West Street with appeal to antique hunters, and shoppers with its collection of shops, pubs, cafés, and restaurants.

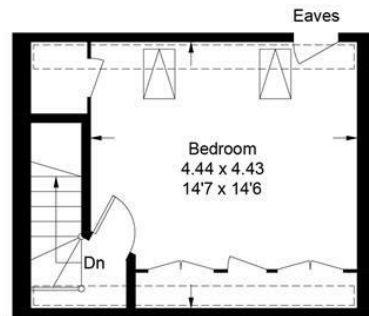
Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes). Two further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond. Access to Junction 9 of the M25 at Leatherhead is approximately 3 miles.

The Surrey Hills countryside surrounding Dorking is designated an Area of Outstanding Natural Beauty (AONB) and offers some of the county's finest walking, riding and cycling with Box Hill, Headley Heath, Leith Hill, and Polesden Lacey all close by. Denbies, the UK's largest vineyard and one of five 'Vineyards of Surrey Hills', is accessed just at the end of Dorking.

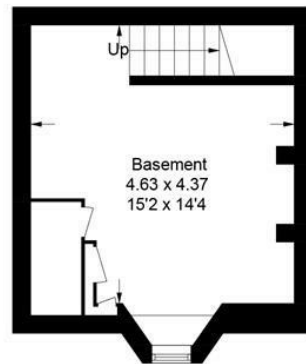
Tenure	Freehold
EPC	E
Council Tax Band	E



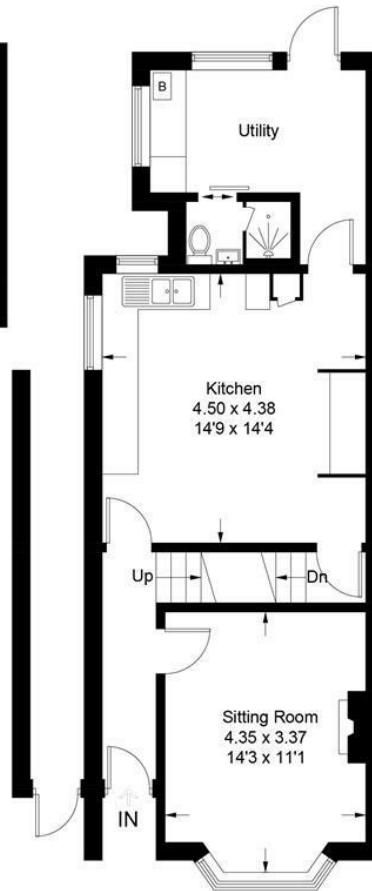
Approximate Gross Internal Area = 149.6 sq m / 1610 sq ft



Second Floor

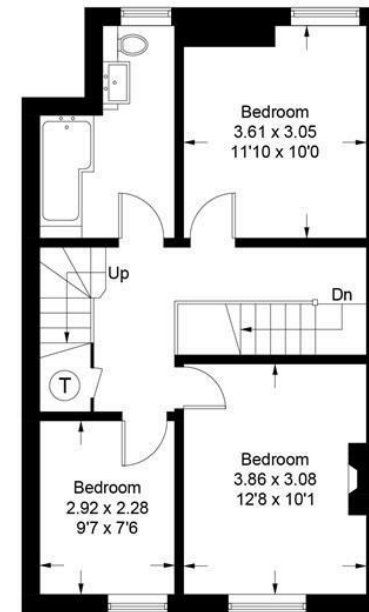


Lower Ground Floor



Ground Floor

 = Reduced headroom below 1.5m / 5'0



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. (ID1179061)

www.bagshawandhardy.com © 2025

