28 Hart Road, Dorking, Surrey, RH4 1LA

Offers In Excess Of £599,950

- CHARACTER HOME
- PRIME TOWN CENTRE LOCATION
- PERIOD FEATURES
- UTILITY AND CLOAKROOM
- CLOSE TO MAIN LINE STATION
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- FIRST FLOOR MODERN BATHROOM
- ATTRACTIVE GARDEN
- SHAKER STYLE KITCHEN

Description

Nestled in the heart of Dorking, this attractive Victorian cottage on Hart Road offers a delightful blend of charm and modern living. The property is beautifully presented, showcasing the elegance of its period features while providing bright and spacious accommodation arranged over two floors.

Upon entering, you will find two spacious reception rooms that are perfect for both relaxation and entertaining. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a formal dining area. The natural light that floods through the windows enhances the inviting ambience, making it a perfect retreat after a long day.

The cottage boasts two well-proportioned double bedrooms with varying aspects. The layout is thoughtfully designed to maximise space and comfort, ensuring that both rooms provide a tranquil escape. There is also a large, modernised family bathroom that benefits from a bath and walk-in shower.

Externally the walled front garden provides an attractive approach. The rear garden is mainly laid to lawn with a selection of mature shrubs and a generous patio area. There is also rear access via a pedestrian gate.

Situated in a prime town centre location, this property is ideally placed for those who appreciate the convenience of local amenities, shops, and transport links. Dorking is known for its vibrant community and picturesque surroundings, making it an excellent choice for families and professionals alike.

In summary, this Victorian cottage on Hart Road is a rare find, combining period charm with modern comforts in a sought-after location. It presents an exceptional opportunity for anyone looking to enjoy the best of Dorking living.

Situation

Central to 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. Meadowbank Park is moments away with a vast range of recreational facilities.

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	D
Council Tax Band	E

= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 86.1 sq m / 927 sq ft
External WC = 5.0 sq m / 54 sq ft
Total = 91.1 sq m / 981 sq ft

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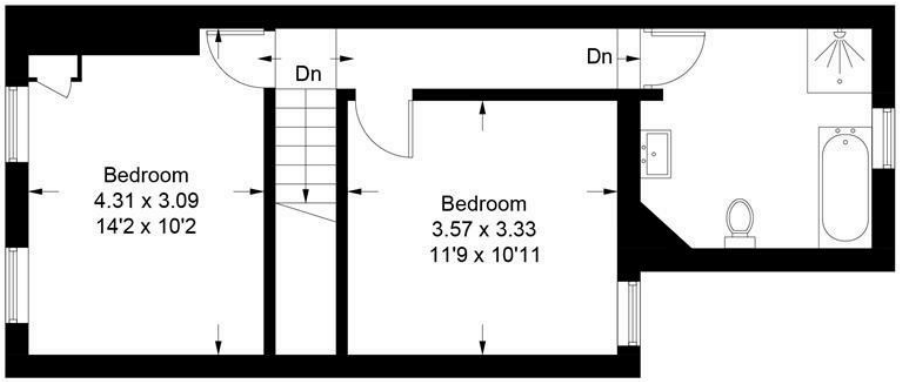
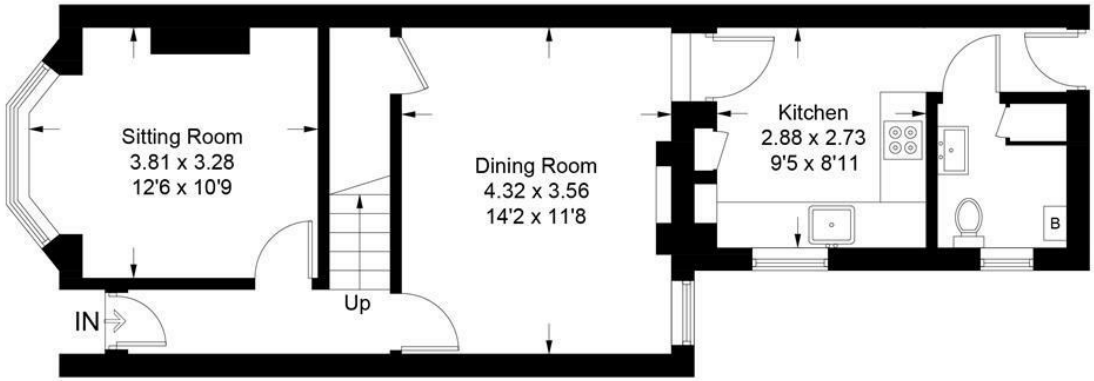


First Floor



Ground 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. (ID1191697)

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171 High Street, Dorking, Surrey, RH4 1AD
Tel: 01306 877775 **Email:** dorking@patrickgardner.com
www.patrickgardner.com

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