



Pilgrim Cottage 39 South Street, Dorking, RH4 2JX

Price Guide £405,000



- SEMI DETACHED PERIOD PROPERTY
- THREE FIRST FLOOR BEDROOMS
- FORMER HMO HOME
- 2 SHOWER ROOMS
- NO ONWARD CHAIN
- IDEAL PROJECT TO REMODEL
- TWO RECEPTION ROOMS + OFFICE
- GAS FIRED CENTRAL HEATING
- LIMITED OUTSIDE SPACE
- TOWN CENTRE LOCATION

## Description

Nestled in the heart of the charming South Street in Dorking, this spacious semi-detached period property presents a unique opportunity for both families and investors alike. Previously utilised as a House of Multiple Occupancy, the home offers the potential to create a wonderful family home. The property boasts two reception rooms facing onto the front elevation, offering a delightful view of the street, perfect for enjoying the local ambience.

The highlight of this residence is undoubtedly the period of the property, with its half tiled exterior. The sitting room leads perfectly into the kitchen. This generous space is ideal for entertaining or relaxing. To the rear of the property there is an office/bedroom 4 with a shower room adjacent and access to the rear elevation. Outside space is very limited.

On the first floor, you will find three well-proportioned bedrooms, providing ample space for family living or guest accommodation. Additionally, a convenient shower room is located on this level, catering to the needs of the household. The master bedroom has a dressing room/bedroom which could be utilised to create an en suite bathroom, in the future.

One of the key advantages of this property is that there is no onward chain, allowing for a smooth and efficient purchase process. Furthermore, its prime location ensures that Dorking town centre is easily accessible, offering a variety of shops, restaurants, and amenities, making it an ideal spot for modern living.

This property is a fantastic opportunity to create a comfortable home in a desirable area, blending period charm with practical living spaces. Whether you are looking to invest or settle down, this house on South Street is certainly worth considering.

## Situation

Located in the heart of Dorking and moments from the High Street, Pilgrim Cottage can be found along South Street.

Dorking is a market town located in the Surrey Hills, an area popular for dog walking, jogging and cycling with Box Hill, Ranmore Common and Leith Hill all close by.

The town has a wide range of shops including independent boutiques and antique shops, national names such as Waterstones and supermarkets including Waitrose, Sainsbury's and Marks & Spencer, along with a wide selection of cafés, restaurants and bars. Dorking Halls offer a variety of cultural entertainment with cinema screenings, plays and music. The Leisure Centre features a swimming pool, a gym and exercise classes.

The area is well-served by state and independent schools, as well as doctors' surgeries and dentists.

Railway stations link to London, Guildford, Gatwick Airport and Brighton.

Access to the M25 is situated at both Leatherhead and Reigate, at junctions 9 & 8.

### Tenure

Freehold

### EPC

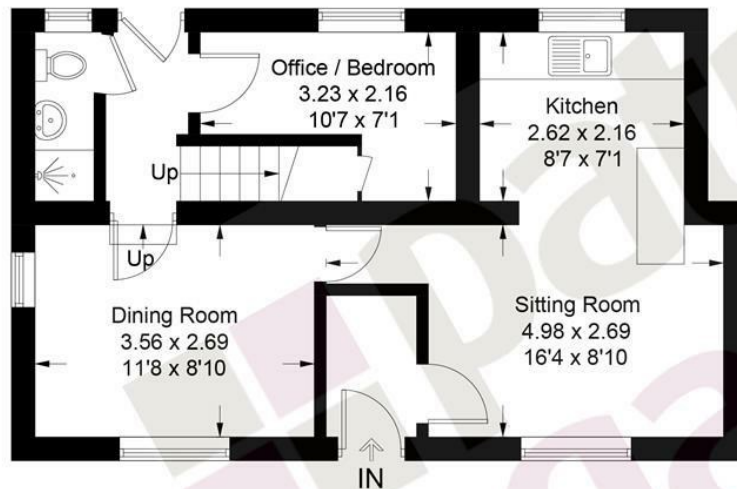
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### Council Tax Band

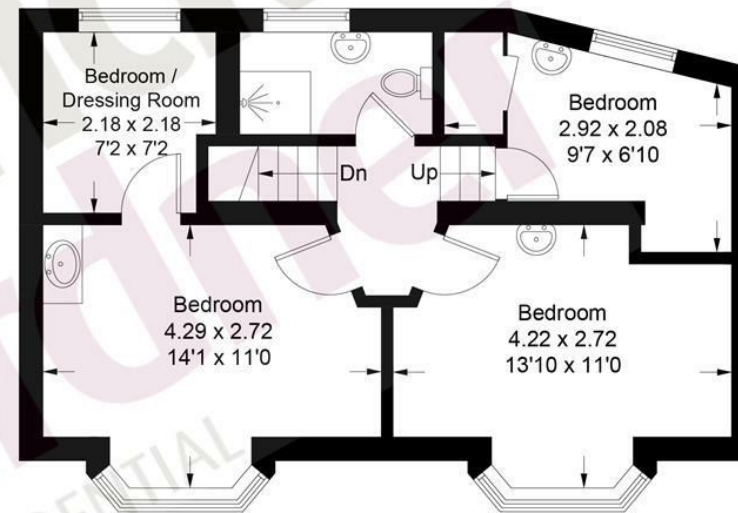
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Approximate Gross Internal Area = 90.3 sq m / 972 sq ft



Ground Floor



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. (ID1223619)

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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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