



30 Rothes Road, Dorking, RH4 1LD

Offers In The Region Of £575,000



- ATTRACTIVE VICTORIAN HOME
- IN NEED OF MODERNISATION
- OPEN PLAN LIVING/DINING ROOM
- LANDSCAPED GARDEN
- GARAGE EN BLOC
- THREE BEDROOMS
- PRIME LOCATION
- KITCHEN/BREAKFAST ROOM
- CLOSE TO MAINLINE STATIONS
- NO ONWARD CHAIN

Description

Located in the desirable Rothes Road, Dorking, this charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Just moments away from the vibrant town centre and mainline train stations, this property is ideally situated for those seeking easy access to local amenities and transport links.

Upon entering, you are welcomed by an inviting open-plan sitting and dining room, providing a warm and spacious area for relaxation and entertaining. The bright and airy kitchen/breakfast room further enhance the living space, making it perfect for family gatherings and entertaining.

The first floor boasts three generously sized bedrooms, including a master suite complete with an ensuite bathroom. A family bathroom serves the additional bedrooms, making this home suitable for families or those who enjoy having guests.

Outside, the mature landscaped garden is a delightful retreat, offering a tranquil space for outdoor entertaining or simply enjoying the fresh air. With Meadowbank Park just beyond, residents can take advantage of the beautiful green spaces for leisurely walks or recreational activities.

This property is a rare find in a sought-after location, combining modern living with the charm of a traditional home.



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.

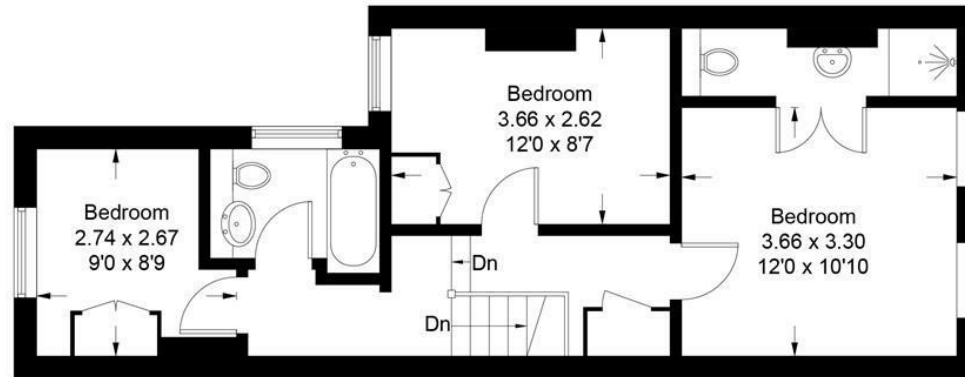
The Dorking Halls, at the eastern end of the town, includes a cinema and a sports centre, as well as a 24-hour fitness centre.

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 all within easy reach.

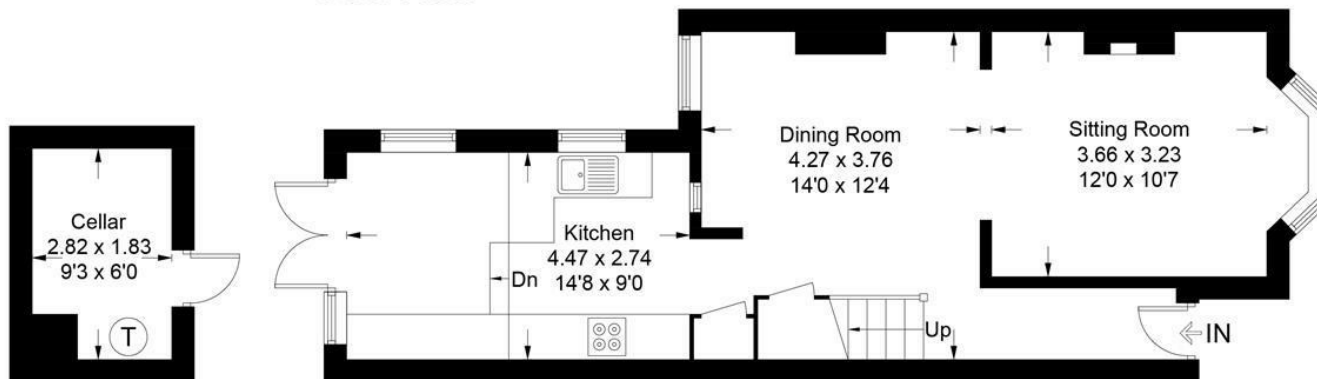
Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) also there are two further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond. To the north of the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

Approximate Gross Internal Area = 90.9 sq m / 978 sq ft
 Cellar = 5.3 sq m / 57 sq ft
 Total = 96.2 sq m / 1035 sq ft



First Floor



Cellar

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. (ID1237890)
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