



Hart Road, Dorking

£600,000





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The historic market town of Dorking is a joy to wander; Discover arts and crafts shops, boutiques, art galleries, jewellers, antiques and furnishing specialists. Relax in any of the excellent cafes, restaurants and pubs and enjoy a respite from the pleasures of shopping, browsing and sightseeing.

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One of very few in the road, this four bedroom family home is situated in one of Dorking's most desirable streets. The house is a pretty end of terrace with walled front garden, charming wooden corbels, and box bay windows with original stained glass. A traditional tiled path leads to painted steps and an attractive blue front door, where you enter the property into a cosy living room, harmonised by treated wooden floors, a brick chimney breast and working log fire.

The kitchen is a well-proportioned heart of the home, with a sash-window view into the sun-trapped garden, and space for a dining table. The neutral shaker cabinetry and stylish cup handles are complimented by beautiful stone flooring, and a classic butler sink. The utility space benefits from considered design, with bespoke cabinetry and a built-in seat with hooks for a boot-room solution and storage, with rear access to the garden. A modern bathroom with underfloor heating completes the downstairs accommodation.



Four bedrooms are laid out over the first and second floors. The characterful master bedroom is on the first floor, with built-in panelled wardrobes, and original fireplace with ornate metal fire hood. The box bay window has a deep sill and is adorned with gorgeous shutters. Two bedrooms sit to the rear of the property, one with built-in storage and a character fireplace, and the second is well-proportioned and flooded with natural light. The second floor offers a fourth bedroom or office, and a family bathroom.



Need to know

- Hart Road is popular for its period properties and views up to Box Hill, as well as its close situation to Dorking's eclectic high street.
- The only property with a dormer window to the front, enjoying a unique view of the Surrey Hills that Dorking nestles against.
- Maintained to a high standard throughout, with modern design seamlessly combined with character features.
- Modern kitchen with traditional design and amazing Range oven, well-maintained and professionally cleaned yearly.
- Planted by a professional gardener, the front and back gardens have been designed for a low maintenance English country look, with Denbie's vine and an olive tree.
- Shared side access to the rear garden, where bespoke bike storage has been created.
- Maximised loft storage access, with sliding doors so you can get large suitcases in.
- Hart Road has a close-knit community with a WhatsApp group, where Christmas light switch ons and trick or treating is organised, and a neighbour dresses as Santa each year.
- Tax Council Band D | EPC rating E



Second Floor



Ground Floor

First Floor

Interested?

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Hart Road, Dorking
Total Area: 108.9 m² ... 1172 ft²
FOR ILLUSTRATIVE PURPOSES ONLY.

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