



Cotmandene, Dorking

Guide Price £475,000 - £500,000





“

A beautifully presented character cottage occupying an enviable position at the heart of Dorking town centre, boasting an abundance of charm throughout, whilst being moments from everyday amenities alongside countryside walks.

”



Welcome to this charming character cottage located in the picturesque setting of Cotmandene, Dorking. This delightful semi-detached home boasts a cosy feel, with the lounge being a perfect example, with centrepiece fireplace and log burner. The existing owners have kept the charm of the cottage with the newly installed kitchen, with ample worktop space and a separate larder. Upstairs there are two double bedrooms, the family bathroom, perfect for a small family, first time buyers and downsizers alike.

Situated in the heart of the town centre, this property offers convenience alongside its idyllic surroundings, with views overlooking the stunning Boxhill, you can enjoy the beauty of the English countryside right from your doorstep.

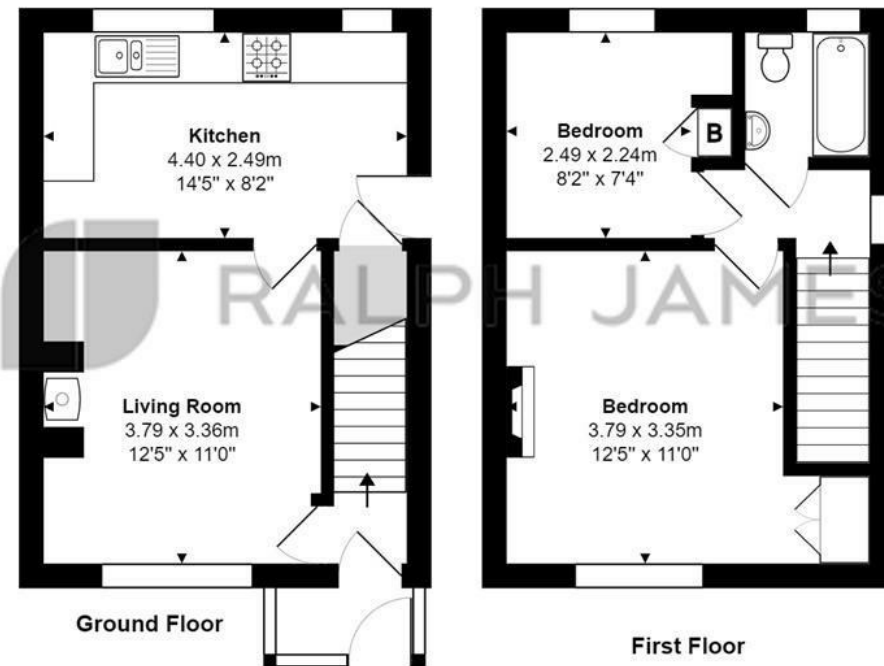
Measuring at 629 sq ft, this lovely home is ideal for those seeking a comfortable living space with a touch of traditional charm. Whether you're looking to relax in the cosy reception room or unwind in one of the two bedrooms, this property offers a warm and inviting atmosphere for you to call home.

Cotmandene is an extremely desirable part of Dorking's history, and is in a protected conservation area of outstanding natural beauty with not only the perfect setting offering a countryside feel, but with the station within easy reach for those looking to commute.



Need to know

- Beautifully presented character cottage.
- Located at the heart of Dorking town centre in a picturesque setting.
- Charming reception with centrepiece fireplace and log burner.
- Character kitchen with views stretching to Boxhill.
- Primary bedroom with character fireplace and views onto the open spaces of Cotmandene.
- Second double bedroom.
- Modern family bathroom.
- Beautiful seating area at the front of the home ideal for breakfast.
- Private and secluded rear garden with side access.
- Within easy reach of Dorking Deepdene station.



Cotmandene, Dorking
Total Area: 58.5 m² ... 629 ft²
FOR ILLUSTRATIVE PURPOSES ONLY.



Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)

Interested?

dorking@ralphjames.co.uk
01306 284555

ralphjames.co.uk

