



St. Pauls Road West, Dorking

£950,000







A substantial five bedroom semi detached home situated in the heart of Dorking town, with approaching 2500 square feet of accommodation, and offered to the market with no ongoing chain.







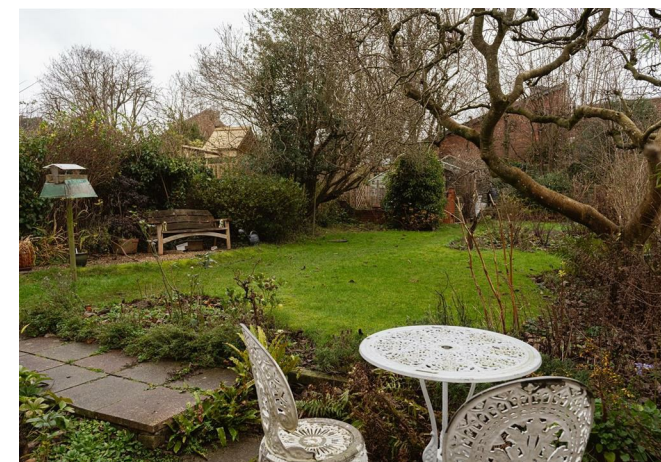
This beautiful and characterful imposing Edwardian home is positioned in an envious location just a stones throw from Dorking Town centre. Having not been on the market for nearly 40 years, the current owners have improved the home over the years, whilst maintaining many of the spectacular original features which are a part of the homes history.

Set over three floors, the accommodation offers well proportioned rooms throughout, immediately evident from the grand entrance hallway and front door. The three reception room are an ideal size for hosting and relaxing, with the current owners having extended the floor space by creating a larger kitchen / dining space.

On the first floor there are three double bedrooms, of which the principle bedroom has a Jack and Gill bathroom feature, along with a separate w/c.

On the second floor there is another double bedroom with an en-suite shower, currently used as an office, along with a fifth double bedroom with spectacular views over Surrey Hills.

Outside there is a private rear garden, with a double length workshop, as well as side access to the front of the property. The home is ideally positioned for St Pauls School rated Ofsted outstanding, the day to day amenities at Dorking town centre, along with three local train stations.





## Need to know

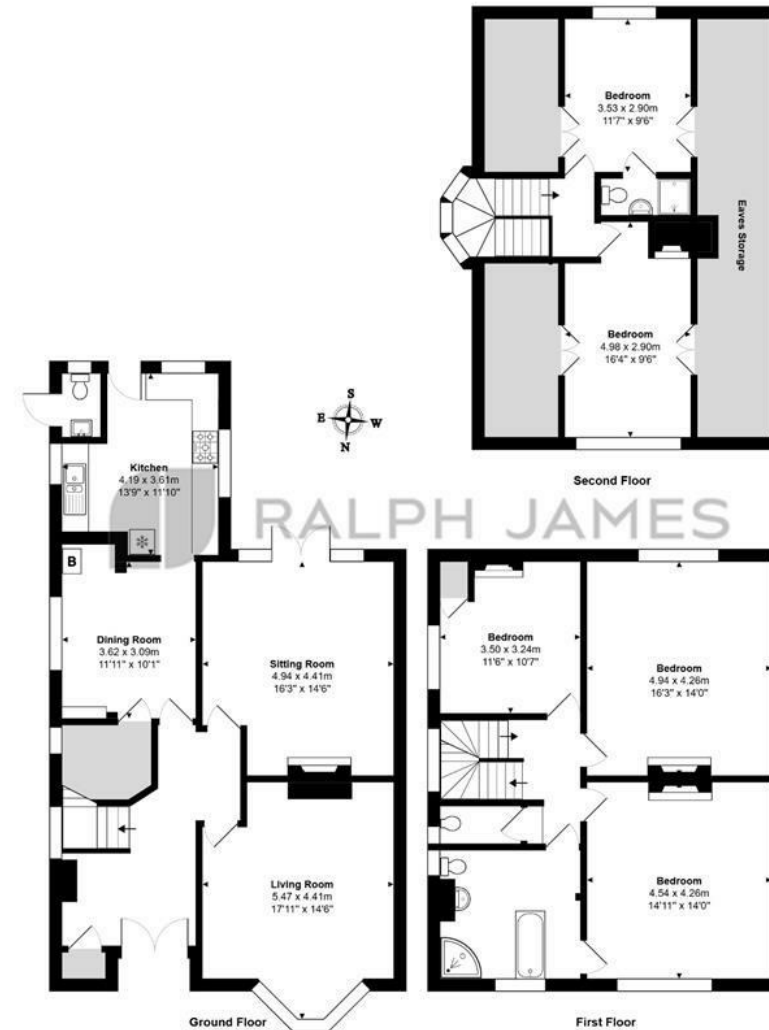
- Imposing Edwardian Home situated at the heart of Dorking's town centre.
- Flexible accommodation including five well proportioned bedrooms.
- Three spacious receptions rooms with original fireplaces.
- Cleverly extended kitchen / breakfast room with direct access to the garden.
- Immaculately maintained character features including centre piece fireplaces and grand entrance hall.
- Private rear garden boasting a double length work shop.
- Catchment area of St. Paul's school rated outstanding by Ofsted
- Short distance to Dorking mainline and Deepdene stations.
- No ongoing chain.
- Freehold.

## Interested?

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Total Area: 228.3 m<sup>2</sup> ... 2457 ft<sup>2</sup>

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 RALPH JAMES