



Pixham Lane, Dorking

£899,950





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A stunning four-bedroom detached Grade II listed cottage dating back to the early 1600s, set within generous grounds and just a short walk from the main train station. This beautifully updated period home blends historic charm with modern comforts and offers a rare opportunity to own a piece of local history.

Full of original character features including exposed wall and ceiling beams, brace and latch doors, and an inglenook fireplace, the property exudes warmth and tradition. The timber-framed exterior with its gabled roof and 'purlin and queen' strut structure adds to its undeniable kerb appeal.

Accommodation is arranged over two floors, beginning with an inviting entrance hall laid with clay floor tiles that continue throughout much of the ground floor. The kitchen has been tastefully modernised with light cabinetry, granite worktops, integrated sink, pantry, and stable door leading to the garden. The spacious sitting/dining room is a standout, boasting beams from the 1600s, two large fireplaces, and triple aspect windows. A versatile study with bay window could serve as a playroom or guest room. A utility area and updated family bathroom complete the ground floor.

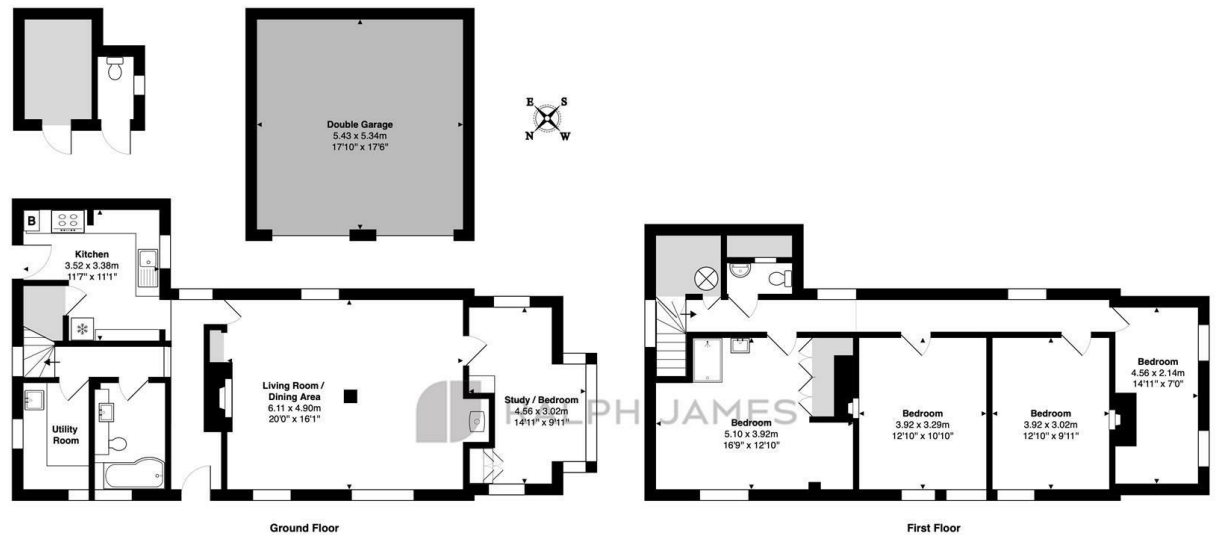
Upstairs, four bedrooms are accessed via a landing. The principal bedroom impresses with exposed beams, garden views, built-in wardrobes, and a modern en-suite shower and basin. Bedrooms two and three are generous doubles with feature fireplaces, while the fourth is a large single.

Outside, the grounds are thoughtfully divided into key areas. A shingled driveway leads to a double garage with power, lighting, and loft storage, alongside a large workshop. Lawned gardens extend to the 'Pippbrook' stream, while the main gardens surround the house with patios, flower beds, and mature planting—perfect for outdoor enjoyment.



Need to know

- Charming Grade II Listed Cottage
- Beautiful Grounds & Gardens
- Ample Parking & Outbuildings
- Conveniently located close to Dorking Station
- Four bedrooms
- Modern Kitchen
- No onward chain
- Double garage



Pixham Mill Cottage, Pixham Lane, Dorking
Total Area: 150.6 m² ... 1621 ft² (excluding double garage)
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