



SWANWORTH LANE

Dorking, RH15



A SUPERB CHAIN FREE HOME IN THE HEART OF MICKLEHAM

A delightful Grade II listed cottage brimming with charm and character, this property formerly served as the village's community Post Office. It boasts a wealth of original features and has been recently extended and refurbished to a high standard.



3-5



3



2

EPC

E

Local Authority: Mole Valley District Council

Council Tax band: E

Tenure: Freehold



DESCRIPTION

The welcoming entrance hall leads to a beautifully appointed reception room on the right, featuring a period fireplace, bespoke cabinetry, and sash windows. To the left, the spacious open-plan kitchen and dining area includes a breakfast bar, stone worktops, and opens onto a private south-facing courtyard—an ideal space for entertaining. A side lobby, accessed from the dining area, offers a practical second entrance, perfect after country walks, and also houses the guest cloakroom.

Upstairs, the first floor hosts two generous double bedrooms, including the principal suite with a luxurious en-suite. The top floor provides a third bedroom and separate bathroom. The lower ground floor, accessed from the main hall, offers two flexible rooms and a stylish bathroom—currently arranged as a bedroom and home office.







LOCATION DESCRIPTION

Located in the charming village of Mickleham, nestled at the foothills marking the start of the Surrey Hills, this property offers an idyllic setting. Families will appreciate the close proximity to well-regarded schools including RGS Surrey Hills (formerly Box Hill), St John's Leatherhead, and Downsends in Leatherhead.

Commuters benefit from Dorking railway station just 2.2 miles away, with regular direct services to London Waterloo in under an hour. The nearby A3 provides swift road links to the M25 motorway, facilitating easy access to Central London, Gatwick, and Heathrow Airports.

Nature enthusiasts will find plenty to explore with the Surrey Hills Area of Outstanding Natural Beauty on the doorstep—ideal for hiking, cycling, and immersing in the stunning countryside.

Local shops, charming cafés, and traditional pubs in Mickleham and Dorking (3.3 miles) cater to everyday needs, while the nearby towns of Leatherhead (4.1 miles) and Reigate (8.2 miles) offer a broader range of shopping and leisure options.

(All distances approximate).





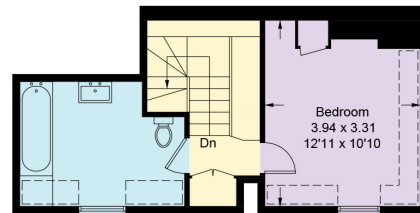
The Old Post Office

Approximate Gross Internal Area = 158.0 sq m / 1701 sq ft

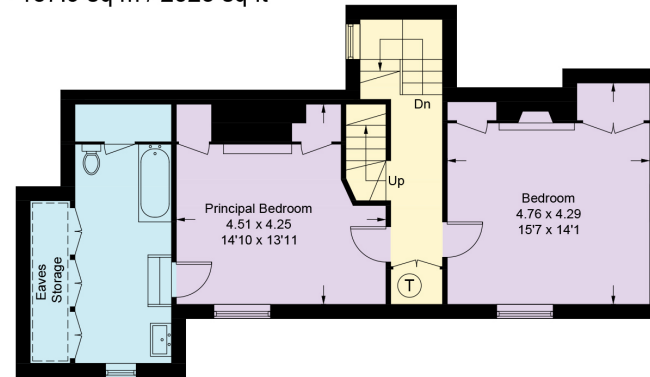
Basement = 26.3 sq m / 283 sq ft

External Store = 3.6 sq m / 39 sq ft

Total = 187.9 sq m / 2023 sq ft

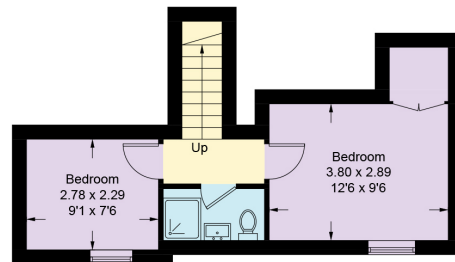


Second Floor

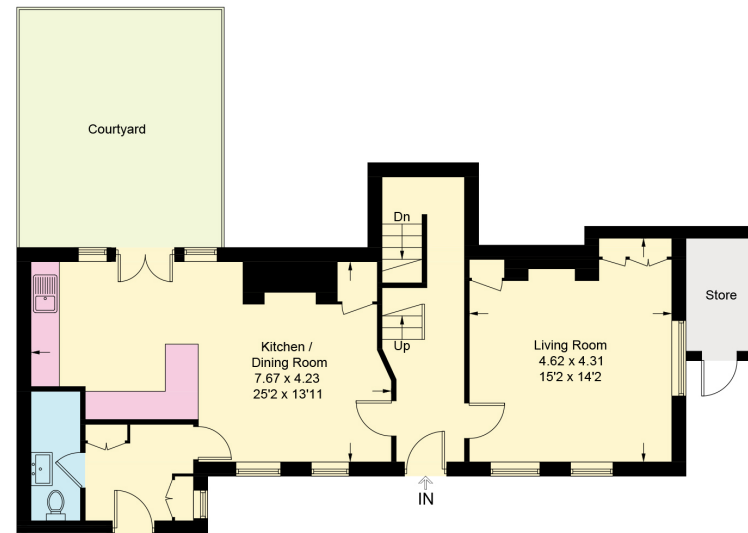


First Floor

= Reduce head height below 1.5m



Basement



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Prepared for Knight Frank. (ID1216351)

Approximate Gross Internal Area = 187.9 sq m / 2,023 sq ft

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 any decisions reliant upon them. (ID767266)

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