



Howard Road, Dorking  
**Guide Price £899,950**

## Property Features

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- OVER 2300 SQ FT IN TOTAL
- THREE DOUBLE BEDROOMS AND BONUS LOFT ROOM
- ACCOMMODATION ACROSS FOUR FLOORS
- THREE RECEPTION ROOMS
- LARGE FAMILY BATHROOM
- CELLAR AND TWO STOREROOMS
- ENCLOSED LANDSCAPED GARDEN
- PERIOD FEATURES
- CLOSE TO LOCAL POPULAR SCHOOLS AND MAINLINE TRAIN STATIONS
- HEART OF DORKING TOWN CENTRE LOCATION



# Full Description

A delightful, three double bedroom Victorian house, offering flexible and well-presented accommodation over four floors, including a bonus loft room and useful basement. The property was converted from a Public House in 1988 and now boasts lots of character and period features including sash windows, exposed floorboards and charming fireplaces.

The spacious and beautifully presented accommodation starts in the spacious, front aspect dining room which has plenty of room for a freestanding dining table and chairs and boasts an original sash window offering views out to the front. From here bi-folding wooden doors open into the generous 17ft living room which is a fantastic space to relax and enjoy the open fire in the colder months. The decorative windows create a real feature and allow plenty of natural light to enter the room, giving it a bright and spacious feel. Adjoining the living room by bi-folding doors is the third reception room. Again, this room offers spacious living accommodation and boasts a charming open fireplace which adds to the character to the room. This versatile space is a great addition to the downstairs accommodation could be used as a home office for remote working or a playroom if desired. Each of these rooms boast original wooden parquet flooring which creates warmth and character throughout. A hallway provides access to the downstairs toilet/utility room, stairs and rear aspect kitchen which has been fitted with a good number of base and eye level units, worktops and a range of integrated appliances plus a door which leads straight out to the garden. The basement room is accessed via stairs from the hallway offers great storage and is a fantastic bonus space which with some work, could be a very useful and versatile space.

On the first floor there are three well-proportioned double bedrooms, each with original sash windows offering lovely views out and plenty of space for freestanding furniture. There is also a large family bathroom with a white three-piece suite including a bath with overhead shower. From the landing, a staircase leads to the top floor where there is a further room which is set up by the current owners as a double bedroom. There is plenty of eaves cupboard storage both sides of the room and Velux windows offer lovely views over the Dorking rooftops towards Ranmore.

## Outside

To the front there is a small area of garden with a path and steps up to the front door. At the rear there is a delightful, hard landscaped, patio style garden which is a great space for outside entertaining. Mature hedges and well stocked borders create interest and additional privacy.

## Parking

Howard Road is a resident parking permit via Mole Valley Council at a cost of £50 per year & £75 per year for the second car (£125 per year for two cars). Full details can be found here - <http://www.molevalley.gov.uk>.

## Location

Dorking town offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking main line station (Victoria and Waterloo in approx 50 minutes) and Deepdene station (Gatwick to Reading) are both within a mile. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8. The general area is famous for its outstanding countryside including Ranmore and Boxhill (National Trust) and is ideal for the walking and riding enthusiast and Denbies, England's largest vineyard, with its wonderful views.

VIEWING Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street. Dorking, RH4 2JZ  
FIXTURES AND FITTINGS We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.  
MISREPRESENTATION ACT – These particulars are for guidance only and do not form any part of any contract.

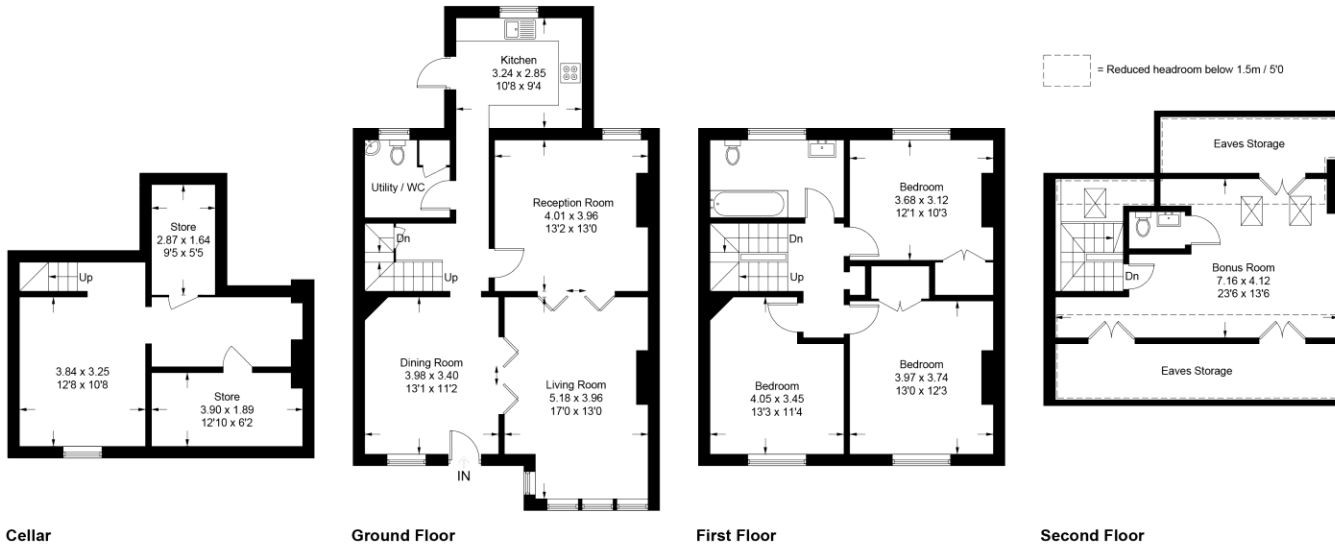






# Howard Road, RH4

Approximate Gross Internal Area = 153.2 sq m / 1649 sq ft  
 Cellar = 35.9 sq m / 386 sq ft  
 Reduced Head Area = 27.8 sq m / 299 sq ft  
 Total = 216.9 sq m / 2334 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. (ID1029813)

### COUNCIL TAX BAND

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### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

Cummins House, 62 South Street, Dorking,  
 Surrey, RH4 2HD

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements