



Vincent Lane, Dorking

- MID TERRACE HOUSE
- KITCHEN/DINING ROOM
- LARGE TIERED GARDEN
- MAIN BEDROOM WITH WALK-IN WARDROBE & ENSUITE SHOWER ROOM
- SEPARATE SITTING ROOM
- POTENTIAL TO EXTEND STPP
- BRIGHT & SPACIOUS ACCOMMODATION
- WALKING DISTANCE TO THE PRIORITY, POWELL CORDEROY & ST JOSEPH'S SCHOOLS

Offers In Excess Of £410,000

EPC Rating '65'

- WALKING DISTANCE FROM THE HIGH STREET
- CLOSE TO MAINLINE TRAIN STATIONS



A well-presented two double bedroom, characterful home offering bright and flexible accommodation, with a large garden and potential to extend STPP. Situated in the heart of Dorking within walking distance from everything the town has to offer including the high street, train stations, excellent schools and miles of beautiful open countryside.

This wonderful home flows seamlessly, ideal for modern day family living and begins in the welcoming front aspect sitting room with an inviting feature fireplace, ample natural light from its large window and abundant space for furnishings. The kitchen/dining space is a lovely blend of modern style and character features with a fireplace including wood burner, convenient access out to the garden and plenty of space for a dining table, ideal for entertaining friends and family. The kitchen is equipped with a modern selection of base and eye level built-in cabinets, complemented by solid wood worktops and the provisions for a slimline dishwasher, washing machine and additional freestanding appliances. The family bathroom is located at the rear of the property, fitted with a bath and hand-held shower, useful vanity unit and heated towel rail.

From the dining room, stairs curl round to the first-floor landing. The main bedroom is another feature of this property, with generous proportions and garden views. In addition, there is a spacious walk-in wardrobe/dressing area which leads into the contemporary en-suite shower room which has been finished to a very high standard. Bedroom two is another well-proportioned double bedroom and offers versatility for the new owners. The floor to ceiling cupboard provides convenient storage solutions whilst the high ceilings make this room wonderfully bright and airy.

Another excellent advantage is the potential to extend into the loft STPP.

Outside

To the front there is a pretty-walled garden bordered with flower beds and shrubs plus steps leading up to the front door. The fence enclosed back garden caters for all needs to any growing families well as offering excellent space for outdoor entertaining and alfresco dining. To the side there is a useful side access gate. Situated at the top of the garden there are two sheds, one of which is set up by the current owner as a home gym but would also make an ideal home office. A second shed provides ideal storage for garden essentials.

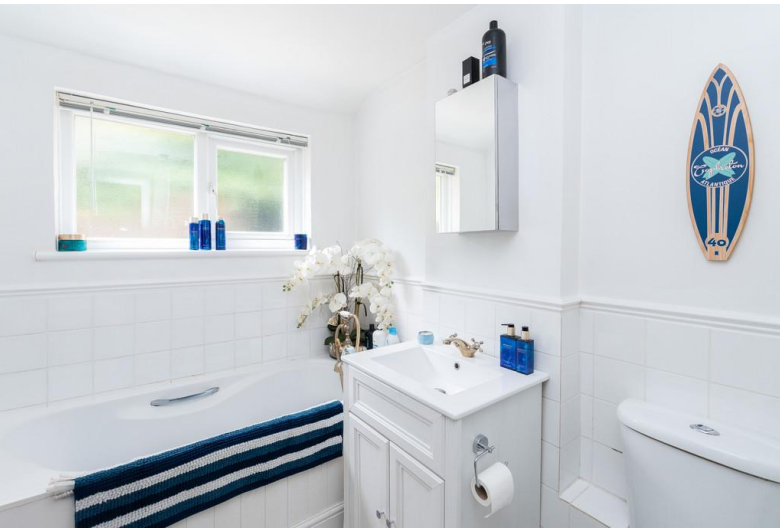
Council Tax & Utilities

This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection.

Location

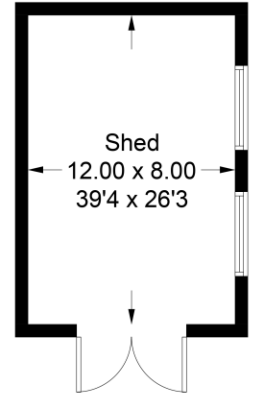
Vincent Lane is situated within the heart of Dorking town centre which offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking mainline and Deepdene railway stations are a short 15 minute walk away offering a direct service into London Victoria and London Waterloo in approximately 50 minutes. The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction offer direct access to Gatwick and Heathrow Airports. Dorking also has a flagship Waitrose store, excellent sports centre and The Dorking Hall regularly hosts cultural events. Dorking further benefits from a very good choice of schools including The Ashcombe (10-minute walk away) and The Priory at secondary level and St Pauls and St Martins (2 minute walk away) at primary level. The general area is famous for its outstanding countryside including 'The Nowler', Ranmore Common and Box Hill (National Trust) - ideal for the walking and riding enthusiast, plus Denbies Wine Estate (England's largest vineyard) situated on the northern outskirts of Dorking.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.
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.

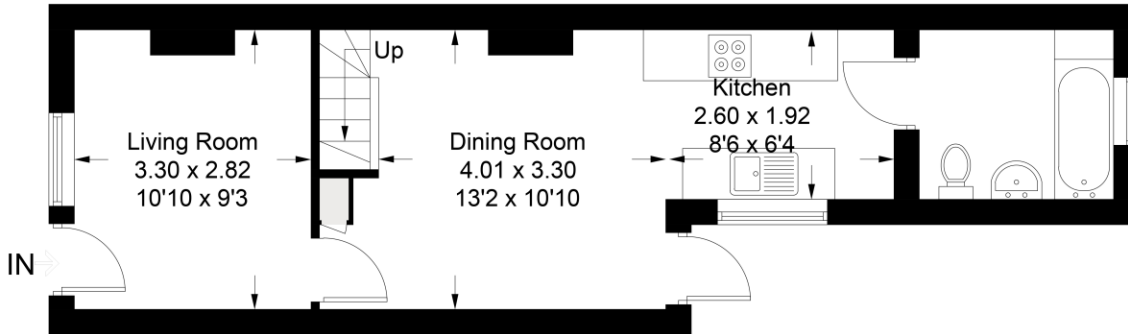


Dixton Cottages, RH4

Approximate Gross Internal Area = 64.4 sq m / 693 sq ft
 Shed = 8.9 sq m / 96 sq ft
 Total = 73.3 sq m / 789 sq ft



(Not Shown In Actual Location / Orientation)



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. (ID1076569)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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