



Horsham Road, Dorking
Guide Price £850,000

Property Features

- NO ONWARD CHAIN
- FIVE BEDROOM DETACHED PERIOD PROPERTY
- OPPORTUNITY TO RESTORE AND UPDATE THROUGHOUT
- FRONT AND REAR GARDENS
- DRIVEWAY AND SINGLE GARAGE
- TWO RECEPTION ROOMS
- PERIOD FEATURES
- SHORT WALK TO DORKING'S TRAIN STATIONS
- MILES OF STUNNING COUNTRYSIDE ON YOUR DOORSTEP
- SHORT WALK TO DORKING HIGH STREET AND LOCAL SCHOOLS



Full Description

NO ONWARD CHAIN A fantastic opportunity to purchase this spacious five-bedroom Victorian property boasting an abundance of charming period features, built across three floors with a pretty garden and single garage. Conveniently located on the Horsham Road, just a short walk from Dorking town centre and all of the amenities on offer. This property has been a well-loved family home for over 50 years and now offers the new owners a chance to restore and update the property throughout.

The property begins in the generous hallway which leads to all principal rooms, stairs to the first floor as well as access to the basement and downstairs cloakroom. The impressive front aspect sitting room captures attention with its delightful bay window, original shutters and a decorative fireplace, creating a warm and inviting ambience. Adjacent is the dining room which has a charming fireplace and plenty of space for a dining table to entertain friends and family. From here, a door leads into the bright and airy conservatory which enjoys views out to the pretty garden with a door providing convenient access outside. The rear aspect kitchen boasts original wooden pantry style cupboards, whilst additional wooden base and eye level units provide additional storage. There is also an electric cooker, plenty of worktops as well as views out to the garden. The real focal point to this space is the grand fireplace which currently houses the boiler but would make an ideal space for a traditional AGA. A single door leads through to the old Scullery, which is a wonderful additional space, bursting with charm and includes original red brick tiles and Butler sink. This would make an ideal utility room which also has useful access to the rear garden. The basement, which is separated into three separate rooms provide ample storage and also offers the new owner the potential to create additional living spaces or a dedicated space for remote homeworking. Stairs rise to the 1st floor landing which provides access to three of the bedrooms as well as a useful storage cupboard. Bedrooms two and three enjoy charming feature fireplaces and garden views whilst original wooden flooring provide a nod to the properties period heritage.

From the landing a short flight of stairs leads up to the to the main bedroom which impresses with generous proportions, feature fireplace and double aspect, making this room a wonderfully bright and airy space. Adjacent is the family bathroom which offers plenty of space for a modern three-piece bathroom suite. Stairs rise to the second floor which provides access to two further bedrooms which are both good size doubles as well as useful eaves storage.

Outside

To the front of the property is a driveway for two/three cars as well as access to the single garage. A path leads to the front of the property which is carefully screened with a mature hedge to create privacy from the road. The rear garden is another wonderful feature of this property and has been designed to take advantage of its South Westerly position. There is an area of lawn, bordered by pretty flowers and meadow plants, enclosed on two sides by a brick wall creating a private space to enjoy throughout the warmer months. The 21'8 x 9'11ft single garage can be accessed from the garden as well as an outside 'gardeners' W.C.

Council Tax & Utilities

This property falls under Council Tax Band G. The property is connected to mains water, drainage, gas and electricity. There is no broadband connection.

Location

Horsham Road is situated just on the outskirts 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 within close proximity (1.4 miles), just a short 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 8 offering 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. In addition, the town benefits from a very good choice of schools including The Ashcombe (11 minute walk away) and The Priory at secondary level and St Pauls and St Martins at primary level. The general area is famous for its outstanding countryside including 'The Nower', 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 & FITTINGS - Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

MISREPRESENTATION ACT - Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements.





Horsham Road, RH4



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. (ID 1069739)

COUNCIL TAX BAND G

TENURE Freehold

LOCAL AUTHORITY
 Mole Valley District Council

CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

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