



Lincoln Road, Dorking

Guide Price £365,000

EPC Rating '72'

- TWO/THREE BEDROOMS
- GROUND FLOOR CONVERSION
- MODERN KITCHEN / BREAKFAST ROOM
- LARGE LIVING ROOM
- GENEROUS BASEMENT / ADDITIONAL RECEPTION ROOM
- CHARACTER PROPERTY
- PRIVATE GARDEN
- SHARE OF FREEHOLD
- DORKING HIGH STREET CLOSE BY & MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP
- WITHIN A SHORT WALK OF BOTH DORKING MAIN & DEEPDENE STATIONS



A beautifully presented two-bedroom ground-floor apartment offering just over 1,000 sq/ft of spacious accommodation with a full-height basement, private outdoor space and many character features. Situated in the heart of Dorking, this charming home benefits from being within walking distance of the town's vibrant high street, mainline train stations, excellent schools and stunning countryside walks.

Originally converted from a Victorian house, this property boasts period details, including high ceilings, complemented by a modern, neutral décor throughout. The property is accessed via a communal entrance hall, leading to the private front door. The accommodation begins with a welcoming hallway that guides you into an impressive living room, measuring over 16ft. This bright and inviting space features high ceilings, a large window and a charming fireplace surround, making it perfect for relaxing or entertaining. The kitchen/breakfast room is a standout feature, offering ample space for dining and fitted with a range of modern base and wall units, worktops and room for modern appliances. A side door provides direct access to the private outdoor area, ideal for outdoor entertaining or simply enjoying some fresh air.

The main bedroom is generously proportioned and benefits from wooden flooring, a large window allowing plenty of natural light and plantation shutters, creating a characterful space. The second bedroom, also well-sized, offers versatility as a guest room or home office and a neutral family bathroom services these bedrooms. The property further benefits from a full-height basement, offering the potential to be transformed into an additional reception room, bedroom, or even a home gym, subject to individual needs.

Outside

The property is approached via a small path which leads to a communal front door. The private rear garden is a delightful feature, accessed via the side door from the kitchen. It offers a mix of paved and gravelled areas, perfect for outdoor seating and entertaining. On street parking is available via a resident permit and more information can be found on the Mole Valley website.

Share of Freehold

This property is share of freehold with the first floor flat with 116 years remaining on the lease. There is no regular service charge however the current buildings insurance is £250 per annum. Any work which is required on the building is shared with the first floor flat, shared 50/50.

Council Tax & Utilities

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

Location

Lincoln Road is situated within the heart of Dorking. Dorking Town centre 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 proximity (0.3 miles), just a short 6 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 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 (2 minute walk away) and The Priory at secondary level and St. Paul's and St. Martin's 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 within an area of outstanding beauty.

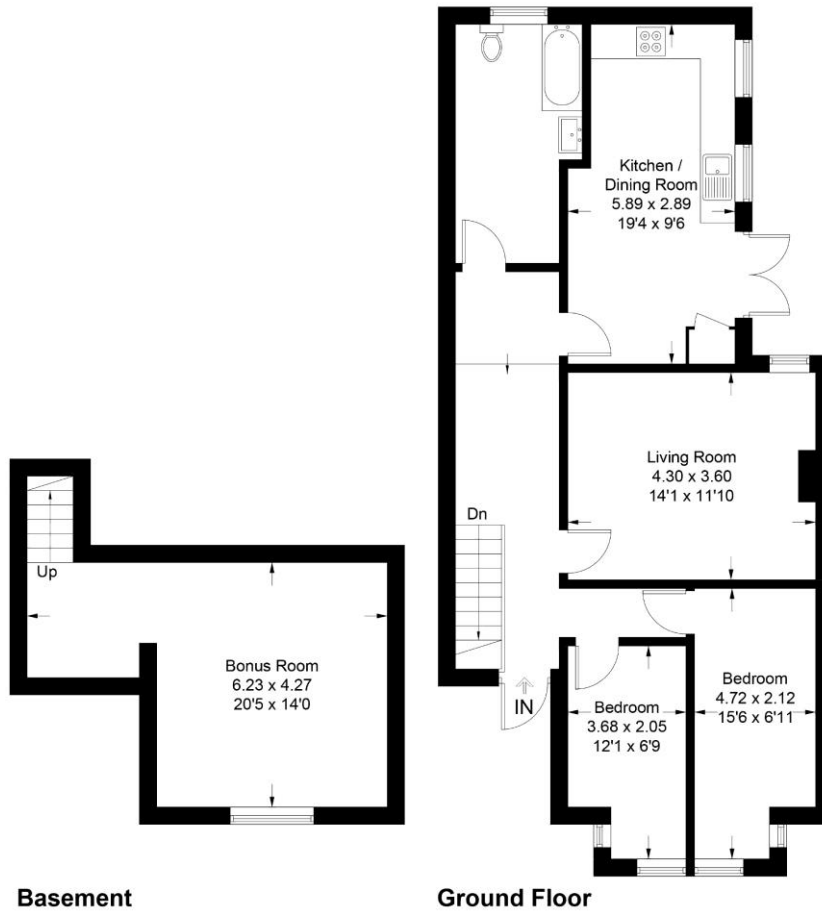
VIEWING - Strictly by appointment through Seymours Estate Agents, 62 South Street, Dorking, RH4 2HD.

Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. 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.



Lincoln Road, RH4

Approximate Gross Internal Area = 97.4 sq m / 1048 sq ft
(Including Basement)



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. (ID1155205)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band C

TENURE

Share of freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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

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01306 776674



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