



Church Street, Dorking

Guide Price £390,000

EPC Rating '60'

- TWO DOUBLE BEDROOMS
- BASEMENT WHICH COULD BE UTILISED AS A HOME OFFICE
- MODERN KITCHEN
- TOWN CENTRE LOCATION
- CLOSE BY TO MAINLINE STATION
- PRIVATE COURTYARD GARDEN
- CLOSE TO BEAUTIFUL COUNTRYSIDE
- MODERN BATHROOM
- PERIOD FEATURES



An attractive two-bedroom Victorian cottage offering beautifully presented and flexible accommodation with a charming courtyard garden. Located in a peaceful position within the heart of Dorking Town Centre, close by to local shops, Meadowbank Park, and a short walk to Dorking train stations.

This home has been updated throughout with a wonderful blend of period charm and modern features. Upon entering this charming property, you are greeted by the warm welcoming feel this home offers. The accommodation starts in the front aspect sitting room with large sash window allowing plenty of natural light to flood in and beautiful feature fireplace creating a warm and cosy ambience. The dining room offers plenty of space for a dining table and chairs. The updated kitchen has been fitted with a range of floor to ceiling units complemented by ample worktop space, integrated oven as well as space for all the usual appliances. There is also a stable opening out into the courtyard garden.

A door leads down to the basement – this a great bonus space and could be used as the occasional bedroom or study space.

Stairs rise to the first-floor landing where the good-sized 12'4 x 10'2 sq ft master bedroom with built in wardrobes can be found as well as the beautifully appointed bathroom with white suite. Bedroom two is another well-proportioned double benefiting from built in storage.

Outside

The rear courtyard garden is yet another wonderful feature to this property. Fully wall enclosed creating a sense of privacy and stone paved offering the ideal space for al fresco dining or simply enjoying on a warm summer's day.

Council Tax & Utilities

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

Location

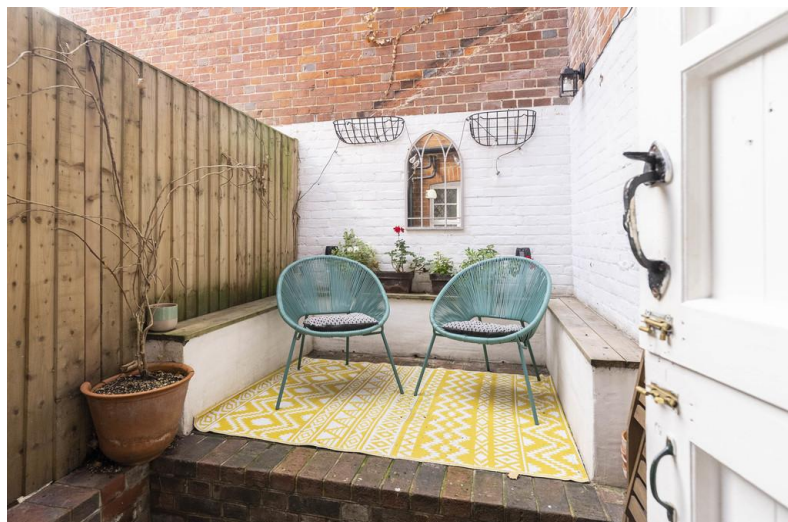
Dorking town offers a comprehensive range of shopping, social, recreational, and educational amenities with facilities for the commuter from one of three railway stations. Dorking railway station (London Victoria and London Waterloo in approx. 50 minutes) being within proximity (1 mile). The M25 is accessed 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, where they run daily tours.

VIEWING - Strictly by appointment through Seymours Estate Agents, 62 South Street, Dorking, RH4 7JZ.

FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

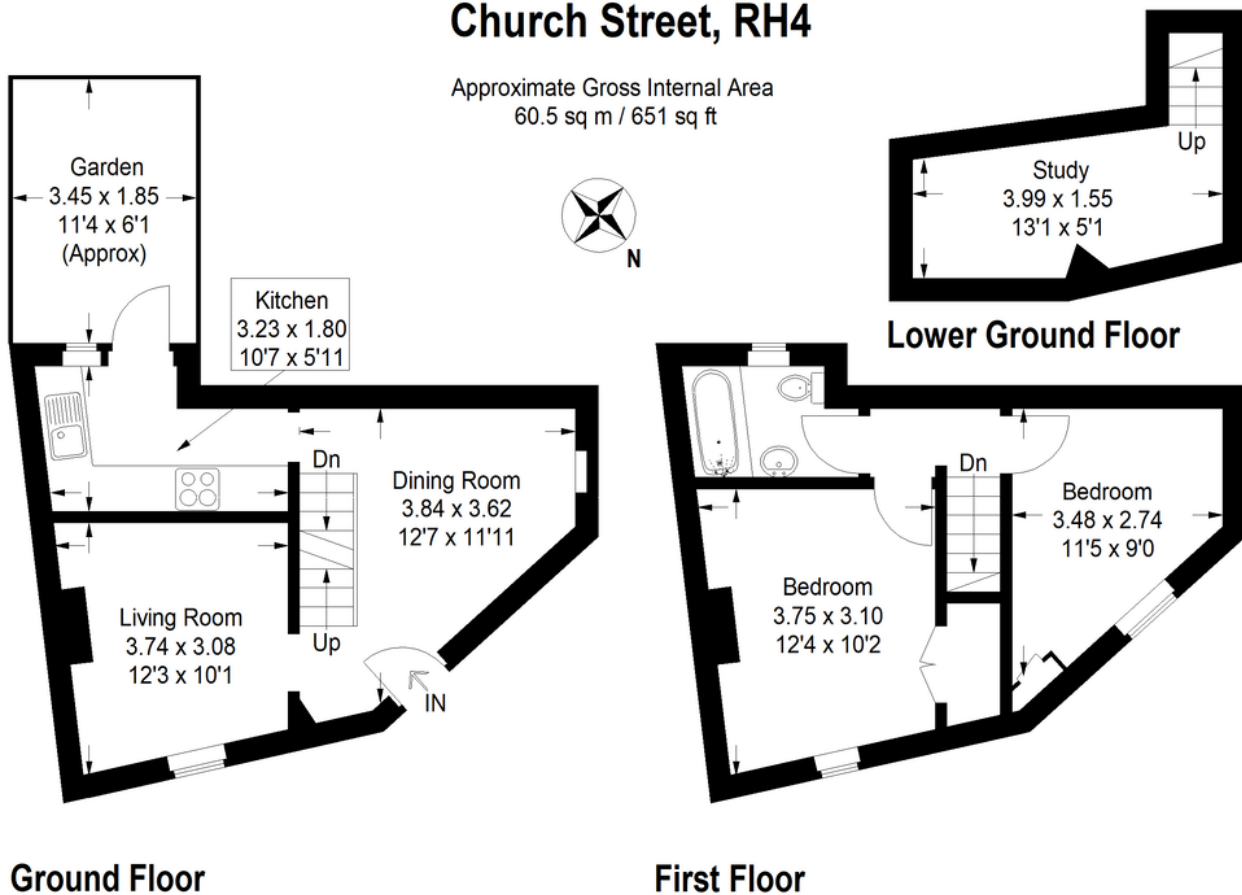
MISREPRESENTATION ACT – These particulars are for guidance only and do not form any part of any contract

PLEASE NOTE THESE PHOTOS WERE TAKEN BEFORE THE CURRENT TENANT MOVED IN 2024.



Church Street, RH4

Approximate Gross Internal Area
60.5 sq m / 651 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. (ID 900593)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley County Council

CONTACT

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