



Rothes Road

Dorking

Guide Price £725,000

Property Features

- EDWARDIAN TOWN HOUSE
- THREE DOUBLE BEDROOMS
- 1215 SQ FT OF FLEXIBLE ACCOMMODATION OVER FOUR FLOORS
- 14FT LIVING ROOM WITH BAY WINDOW & FIREPLACE
- RECENTLY UPDATED KITCHEN/DINING ROOM OPENING ONTO THE GARDEN
- SPACIOUS FAMILY BATHROOM
- REAR GARDEN WITH VIEWS OVER MEADOWBANK PARK & RANMORE
- SHORT WALK TO THE HIGH STREET AND LOCAL AMENITIES
- CHARMING PERIOD FEATURES
- CLOSE TO MAINLINE TRAIN STATIONS



Full Description

An impeccably presented three double bedroom, four-storey townhouse, perfectly positioned with picturesque views overlooking Meadowbank Park. Thoughtfully extended and tastefully modernised by the current owners, this spacious property offers over 1215sq ft of living space, complemented by a delightful garden and stunning views of the rolling Surrey Hills. Located on the highly sought-after Rothes Road, the home is within moments of Dorking town centre, providing easy access to the High Street, mainline stations and excellent schools.

The property benefits from dual access via the ground and lower ground floors, with a short flight of steps leading to both entrances. Upon entering the ground floor, a bright and spacious hallway welcomes you, providing access to the lounge, family bathroom and staircases leading to the other levels. The front-facing lounge enjoys a sunny south-easterly aspect, with a large bay window fitted with stylish shutters for added privacy. This elegant space features an ornate fireplace and ample room for comfortable seating. Adjacent is the generously sized bathroom is beautifully appointed with a classic white suite, including a bathtub with an overhead shower. Fitted cupboards offer convenient storage, while a charming feature fireplace adds character. Two built-in storage cupboards provide additional space for linens and household essentials, maintaining a clutter-free environment.

Descending to the lower ground floor, the landing leads into a superb open-plan kitchen and dining area. The dining space at the front accommodates a large table and chairs, with direct access to the front courtyard. The recently updated kitchen at the rear boasts top of the range integrated appliances, stylish Quartz countertops and a spacious floor to ceiling pantry cupboard. Designed as the heart of the home, this space is ideal for entertaining, with bi-folding doors that open to seamlessly connect the indoors with the garden, offering picturesque views of Meadowbank Pond.

The first-floor features two well-proportioned double bedrooms. The primary bedroom benefits from a charming bay window that floods the space with natural light, complemented by a period fireplace and two built-in wardrobes for ample storage. The second bedroom, also a comfortable double, features built-in storage, a characterful fireplace and scenic views across Meadowbank. Rising to the second floor, a thoughtfully extended and airy double bedroom provides ample space for all of your furniture, with captivating views over Meadowbank.

Outside

The front of the property features a low-maintenance, enclosed garden with gated access. Steps lead up to the main entrance and down to the lower ground floor kitchen/dining area. The rear garden is a standout feature, designed for low-maintenance enjoyment beginning with a terrace area which extends from the kitchen, creating an ideal spot for outdoor dining and entertaining. There is also an area of lawn with steps leading down to Meadowbank Park, providing direct access to the footpath along the pond. Mature hedging borders the garden, ensuring privacy and a tranquil atmosphere. Additionally, a practical internal store offers space for the boiler and further storage for garden essentials.

Council Tax & Utilities

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

Location

Rothes Road 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 within close proximity (0.9 miles), just a short 10 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 (10 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.

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

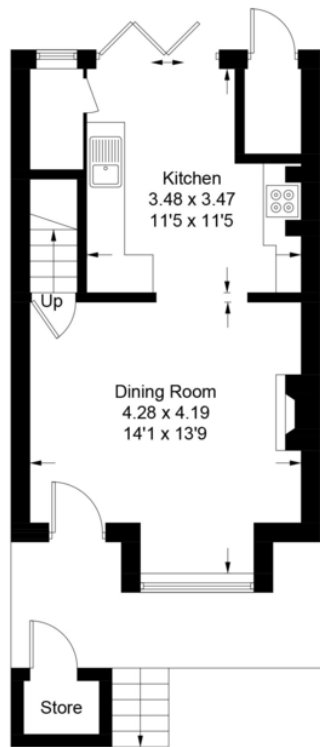
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.



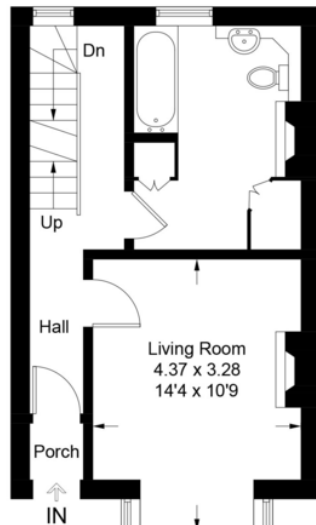


Roths Road, RH4

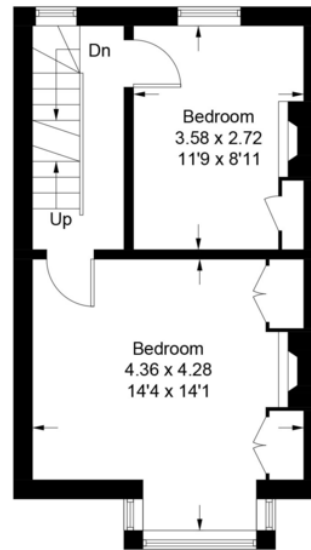
Approximate Gross Internal Area = 113.3 sq m / 1219 sq ft
(Excluding External Cupboard, Store & Eaves Storage)



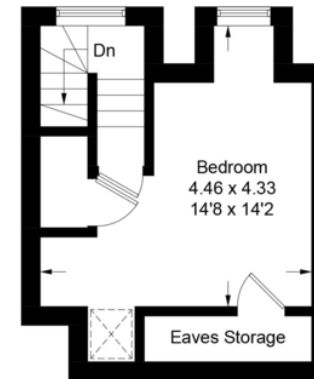
Lower Ground Floor



Ground Floor



First Floor



Second Floor



EPC TBC

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. (ID1182884)

COUNCIL TAX BAND E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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