



Wathen Road, Dorking

Guide Price £825,000

- Four generous size bedrooms
- Three bathrooms (2 en - suites)
- Open plan kitchen-dining room
- Two further reception rooms
- Well presented throughout
- Walking distance of the High Street and all mainline station
- Great central location
- Short walk to Ashcombe School

EPC Rating '55'

- Next to Meadowbank Park
- NO ONWARD CHAIN



NO ONWARD CHAIN A truly impressive four-bedroom period home offering over 1,431 sq ft of versatile accommodation, with picturesque views of Ranmore and a delightful garden. Situated in the heart of Dorking, just a few minutes' walk from the town centre, mainline train stations, excellent schools, and miles of stunning open countryside.

This beautifully presented, classic, halls-adjointing Victorian family home exudes all the character and period charm you would expect from this era, including bay windows, original sash windows, feature fireplaces, high ceilings, and generously proportioned rooms. The downstairs briefly comprises a charming front-aspect sitting room with a beautiful original fireplace, creating a warm, cosy atmosphere, built-in shelving, and a large bay window. The true centrepiece of this home is the impressive open-plan kitchen/dining/family room, which flows beautifully and has been designed as the heart of the home-ideal for modern-day family living or entertaining guests. This lovely, bright, airy space is enhanced by large Velux windows and double doors opening out into the garden, allowing natural light to flood in. The recently updated kitchen features a range of modern floor-to-ceiling units, complemented by Stardust quartz worktops, a double oven, an island bar highlighted with pendant lighting, and all the expected integrated appliances. Finishing off the ground floor is a downstairs cloakroom and a useful under-stairs storage cupboard.

Stairs rise to the first-floor landing, which provides access to all the rooms, with a useful loft hatch offering additional storage space. The master bedroom is an excellent size at 12'7 x 10'6 sq ft, benefitting from two large built-in wardrobes, as well as its own private en suite walk-in shower room. Bedroom two is a generous double, while bedroom three is a good-sized single that could alternatively be used as a study if desired. Both rooms share the modern family bathroom.

From the landing, a beautiful feature staircase curls up to the second floor, where bedroom four can be found. This room benefits from an en suite shower room as well as panoramic views stretching across the rooftops of Dorking and Ranmore. As you can see from the measurements, this is another excellently sized room, ideal for a teenager to have their own floor, a guest bedroom, or even a home office. The eaves are also accessed from this room.

Outside

To the front of the property, there is a pretty, wall-enclosed courtyard garden with an array of shrubs, creating a sense of privacy, side access to the back garden, and steps leading to the front porch.

The beautifully landscaped west-facing garden is another wonderful benefit of this home, including an area of lawn and a full-width patio, creating the ideal space for al fresco dining or entertaining in the warmer months. The entire garden is fully fence-enclosed, creating a serene and secluded space with an inviting array of shrubs and well-stocked flower beds. Towards the back of the garden, there is also a useful, large shed.

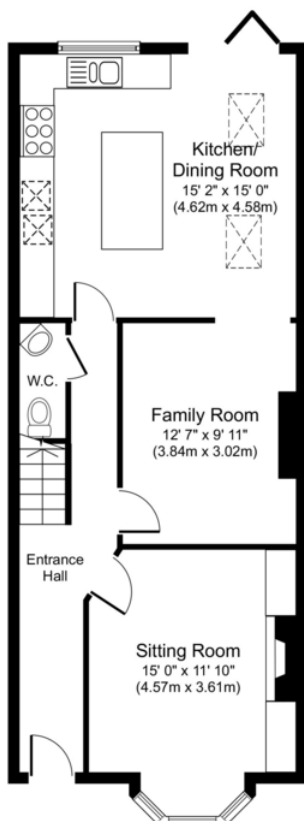
Location

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 (Victoria and Waterloo in approx 50 minutes) being within close 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.

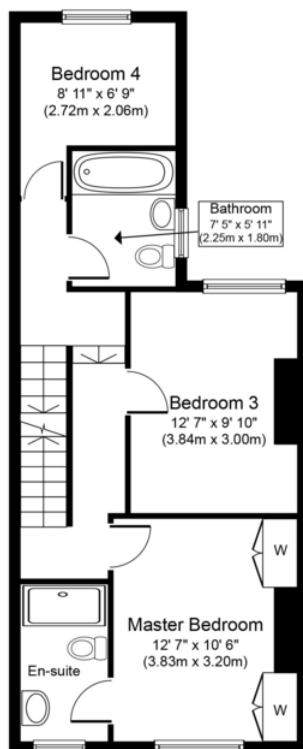
VIEWING - Strictly by appointment through Seymours Estate Agents, 62 South Street, Dorking, RH4 7HD.

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.

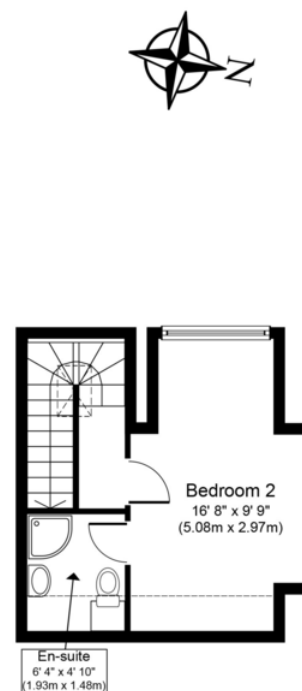




Ground Floor
Approximate Floor Area
657 sq. ft.
(61.0 sq. m.)



First Floor
Approximate Floor Area
538 sq. ft.
(50.0 sq. m.)



Second Floor
Approximate Floor Area
236 sq. ft.
(21.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	75 C
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band D

TENURE

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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