



New Cottage

Blackbrook Road, Dorking

Guide Price £675,000

Property Features

- THREE DOUBLE BEDROOMS
- FULLY RENOVATED THROUGHOUT
- 18 FT LIVING/DINING ROOM
- LARGE PRIVATE REAR GARDEN
- DOUBLE CAR BARN & OFF-ROAD PARKING
- LARGE FAMILY BATHROOM & DOWNSTAIRS W/C
- MAIN BEDROOM WITH ENSUITE
- SEPARATE STUDY AREA
- MILES OF COUNTRYSIDE WALKS ON YOUR DOORSTEP
- SHORT DRIVE TO DORKING TOWN CENTRE



Full Description

A charming three-bedroom family home with a generous garden, combining period features with tasteful modern updates. Situated on the outskirts of Dorking, this characterful property enjoys easy access to beautiful countryside and also benefits from a two-bay oak-framed car barn.

Originally constructed in the 19th century and formerly known as The Plough Inn, this unique home – now known as New Cottages – has recently undergone a full renovation and conversion, resulting in beautifully presented and thoughtfully designed accommodation throughout.

The ground floor comprises an entrance porch, welcoming hall way, cloakroom and a stunning open-plan dining/sitting room. A large bay window floods the room with natural light, while the feature fireplace with wood-burning stove adds warmth and character. There is space for a dedicated dining table and chairs making this room ideal for entertaining friends and family. Flowing from the sitting room is a versatile additional reception space with patio doors opening onto the garden – ideal as a home office, playroom, or snug. The modern kitchen is both spacious and stylish, fitted with a range of eye and base level units, complemented by solid oak worktops and integrated appliances. A downstairs WC and useful under-stairs storage cupboard complete the ground floor. Upstairs, the principal bedroom is a generous double, featuring built-in wardrobes and a contemporary en-suite shower room. Two further double bedrooms and a smartly appointed family bathroom are accessed via the landing, with additional storage available in the loft.

Outside

The rear garden is a standout feature – a large, fully enclosed space mainly laid to lawn, with a patio area perfect for al fresco dining and entertaining. Side access is available, and to the front of the house, there is a further patio and flower beds framing the property. Accessed via National Trust land, the property benefits from a two-bay oak-framed car barn, providing secure and stylish off-road parking.

Location

The home is nestled within a small, peaceful rural community just south of Dorking, on the edge of Holmwood Common – a National Trust site extending to several hundred acres, ideal for walking and riding. Dorking itself offers an excellent mix of high street and independent shops, a leisure centre with swimming pool, and cultural venues including The Dorking Halls. Rail connections from Dorking provide regular services to both Victoria and Waterloo, and the area boasts a number of well-regarded state and independent schools.

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

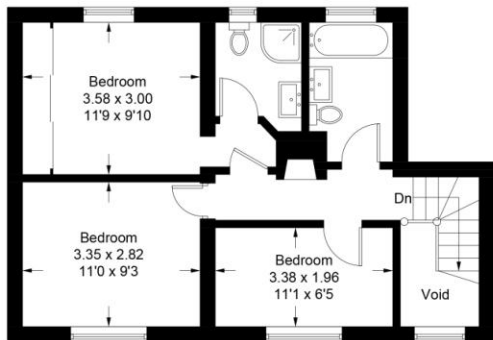
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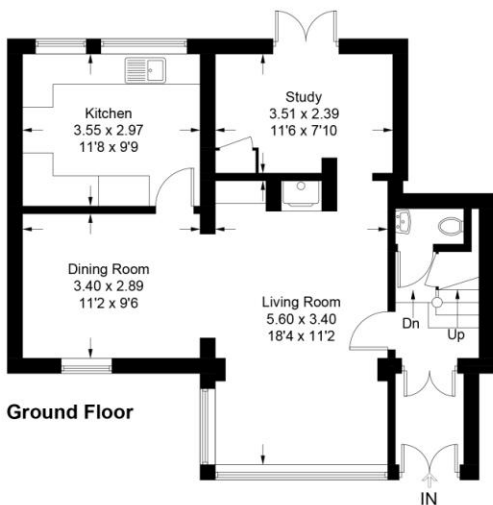
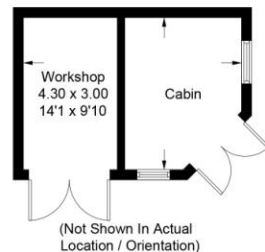


Blackbrook Road, RH5

Approximate Gross Internal Area = 105.5 sq m / 1136 sq ft
Outbuildings = 40.3 sq m / 434 sq ft
Total = 145.8 sq m / 1570 sq ft
(Excluding Void)



First Floor



Ground Floor

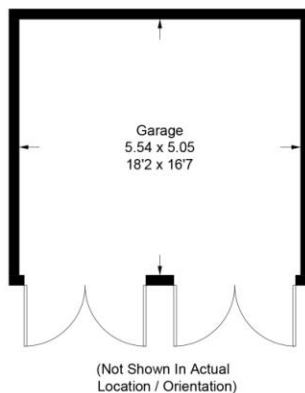


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1207534)

CONTACT

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COUNCIL TAX BAND

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TENURE

Freehold

LOCAL AUTHORITY

Mole Valley

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

