



Vincent Lane

Dorking

Guide Price £399,950

Property Features

- NO ONWARD CHAIN
- OPPORTUNITY FOR MODERNISATION THROUGHOUT
- THREE BEDROOMS
- LARGE TIERED GARDEN
- KITCHEN WITH SEPARATE UTILITY
- DORKING TOWN CENTRE LOCATION
- POTENTIAL TO EXTEND ON THE GROUND FLOOR & INTO THE LOFT STPP
- WALKING DISTANCE TO THE PRIORY, POWELL CORDEROY & ST JOSEPH'S SCHOOLS
- TWO RECEPTION ROOMS
- WALKING DISTANCE FROM THE HIGH STREET & MAINLINE TRAIN STATIONS



Full Description

A spacious three-bedroom semi-detached home, offering over 895 sq ft of accommodation, with a generous tiered rear garden, ideally positioned in the heart of Dorking town centre. This charming family property presents an excellent opportunity for modernisation and further extension (STPP), including the potential to extend the ground floor and convert the loft space. Perfectly located within walking distance of Dorking's high street, mainline and Deepdene train stations, excellent local schools, and miles of stunning countryside, the home combines convenience with lifestyle appeal.

The home opens into a small entrance hall with stairs leading to the first floor and access to all principal rooms. At the front of the property is a well-proportioned sitting room featuring a large bay window, attractive fireplace and ample space for comfortable seating. The central dining room connects to the kitchen and utility area, enjoying views over the garden and space for a family-sized dining table. An archway leads into the kitchen, which provides plenty of storage, worktop space and room for freestanding appliances. With some refurbishment, this area could be reconfigured into a modern and functional open-plan kitchen/dining room. A separate utility room offers additional space for laundry appliances and direct access to the garden.

Upstairs, the landing provides access to the loft and all three bedrooms. The front-facing main bedroom benefits from built-in storage and a large window that fills the room with natural light. The second bedroom is another spacious double, while the third is a comfortable single, ideal for a child's room or a home office. The family bathroom is fitted with a white suite including a bath and handheld shower and presents scope for updating to the new owner's taste. As with similar homes on Vincent Lane, there is potential (STPP) to convert the loft into a generous principal bedroom with ensuite.

Outside

At the front, the property is set behind a walled garden with steps up to the entrance. To the rear, the fully enclosed garden offers a mix of patio and tiered lawned areas, bordered by mature trees creating a private space. A gated side access adds convenience.

Council Tax & Utilities

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

Location

Vincent Lane 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 a short 15 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 offer 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. Dorking further benefits from a very good choice of schools including The Ashcombe (10 minute walk away) and The Priory at secondary level and St Pauls and St Martins (2 minute walk away) 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 norther outskirts of Dorking.

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.





Vincent Lane, RH4

Approximate Gross Internal Area = 83.3 sq m / 897 sq ft



COUNCIL TAX BAND
D

TENURE
Freehold

LOCAL AUTHORITY
Mole Valley District Council

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. (ID1225404)

CONTACT

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