



SOUTH STREET, DORKING
GUIDE PRICE £450,000





NO ONWARD CHAIN An exceptional opportunity to acquire this spacious and character-filled four-bedroom townhouse, enviably positioned on sought-after South Street in central Dorking. This elegant period home spans five floors and showcases an abundance of original features, offering huge potential to modernise and extend (STPP).

Set just a short stroll from Dorking town centre, the property enjoys immediate access to a wealth of local amenities, highly regarded schools, mainline train stations and excellent leisure facilities.

On entering the home, you're welcomed by a spacious entrance hall, defined by its impressive proportions and striking original staircase that ascends and descends through the house. The front-aspect sitting room exudes charm and warmth, with ample space for a large suite and showcasing elegant period detailing. To the rear, the kitchen/dining room enjoys views over the garden and connects to a conservatory – ideal for future redesign or expansion. The kitchen, while currently traditional in style, offers great scope to be transformed into a contemporary family space with room for a large dining table and modern appliances. Stairs from the hallway lead down to an impressive basement room with its own external access, a versatile space that could be converted into a self-contained annex, home office, or studio.

On the first floor, there are two well-proportioned double bedrooms along with a convenient separate W/C and hand basin. The second-floor houses two further double bedrooms, both offering excellent space and period charm, alongside the family bathroom which includes a bath with overhead shower. This room presents the opportunity to be reconfigured into a more luxurious suite, potentially incorporating a walk-in shower or modern fittings. A final staircase leads up to a loft room, an ideal space for a fifth bedroom, home office, or creative studio, a versatile space to suite various needs.

Outside

To the rear, the property benefits from a private garden, a peaceful outdoor space with the potential for further landscaping.

Council Tax & Utilities

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

Location

The property is situated in the centre 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 just a short 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 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.

EPC TBC

