Junction Road

Dorking

Guide Price £899,999

Property Features

- FOUR DOUBLE BEDROOMS
- PERIOD FEATURES
- PRETTY ENCLOSED GARDEN
- FLEXIBLE LAYOUT OVER FOUR FLOORS
- STUDY
- TWO RECEPTION ROOM
- CLOSE TO 1900 SQ FT
- SHORT WALK TO ALL OF DORKINGS TRAIN STATIONS
- CLOSE TO GOOD LOCAL SCHOOLS
- NEXT TO WAITROSE & THE HIGH STREET

Full Description

A spacious and well-presented detached four-bedroom home, full of period charm, with a delightful enclosed rear garden, situated in the heart of Dorking.

A short flight of steps leads up to the recessed entrance porch with its handsome front door that opens up to the entrance hall, which provides access to all rooms as well as the staircase. The first reception room is a generous double-aspect space measuring 27ft, featuring two character fireplaces and an ornate ceiling rose. Adjacent to this is a useful study and a peaceful sunroom, with a door opening directly onto the garden. On the lower ground floor, there is a fitted kitchen with an open archway leading through to a dining room complete with a Rayburn and benefits from a charming bay window. The first floor offers three bedrooms, a recently up dated white bathroom suite and a separate WC, while the second floor provides a generous 23ft fourth bedroom.

Other features are numerous period features including sliding sash windows, traditional panelled doors, high ceilings with moulded cornices, original fireplaces, and a particularly striking stained-glass window on the half-landing.

Outside

To the front, the property is approached via a brick-enclosed garden with steps leading up to the front door. The rear garden has been thoughtfully landscaped and enjoys a variety of established shrubs and screening trees. It is predominantly laid to patio and features an ornamental pond, along with a traditional outbuilding providing useful storage. A mature wisteria adorns the rear elevation, offering a stunning display when in bloom. The property also benefits from a practical side access.

Council Tax & Utilities

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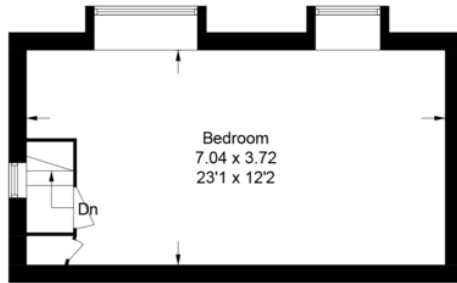
Location

Hatton House is situated in the heart of Dorking town centre which offers a comprehensive range of shopping, social, recreational and educational amenities. Dorking mainline and Deepdene railway stations are within close proximity (0.9 miles), just 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 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 Pauls and St Martins 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.
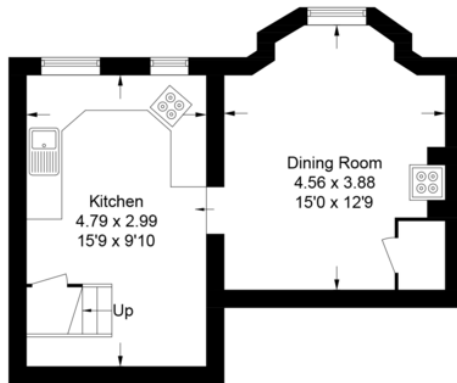
Junction Road, RH4

Approximate Gross Internal Area = 168.3 sq m / 1811 sq ft
Outbuilding = 6.3 sq m / 68 sq ft
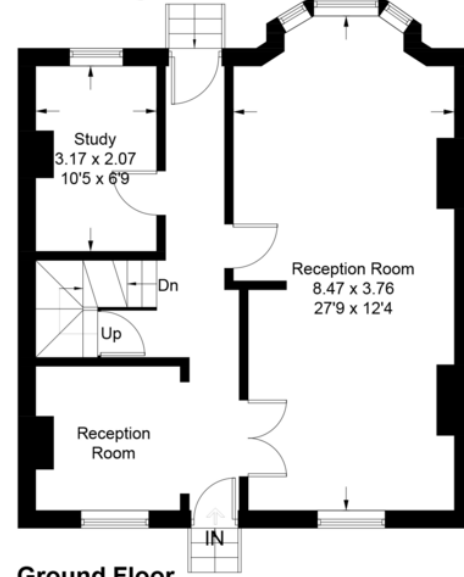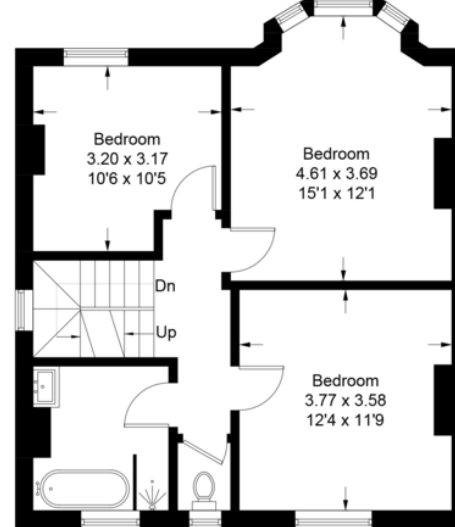Total = 174.6 sq m / 1879 sq ft

N

Second Floor

Bedroom
7.04 x 3.72
23'1 x 12'2

Dn

Store

(Not Shown In Actual Location / Orientation)

Outbuilding

Basement

Kitchen
4.79 x 2.99
15'9 x 9'10

Dining Room
4.56 x 3.88
15'0 x 12'9

Up

Ground Floor

Study
3.17 x 2.07
10'5 x 6'9

Dn

Up

Reception Room
8.47 x 3.76
27'9 x 12'4

Reception Room

IN

First Floor

Bedroom
3.20 x 3.17
10'6 x 10'5

Bedroom
4.61 x 3.69
15'1 x 12'1

Dn

Up

Bedroom
3.77 x 3.58
12'4 x 11'9

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1232683)

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COUNCIL TAX BAND F
TENURE Freehold
LOCAL AUTHORITY
Mole Valley District Council