



Vincent Lane, Dorking

- TWO BEDROOMS & BONUS LOFT ROOM
- LARGE REAR GARDENS
- 100sq ft DETACHED HOME OFFICE/SUMMER HOUSE
- PERIOD FEATURES
- KITCHEN/DINING ROOM
- SHORT WALK TO TRAIN STATIONS
- CLOSE TO HIGH STREET
- CLOSE TO THE NOWER

Offers in excess of £425,000

EPC Rating 'TBC'

- SITTING ROOM
- MODERN BATHROOM



A charming end-of-terrace cottage featuring two double bedrooms and a bonus loft room, offering well presented accommodation throughout, complemented by a delightful rear garden and a detached home office/summer house. Ideally situated in the heart of Dorking town centre, it enjoys close proximity to the High Street, The Nower and is just a short stroll away from Dorking train stations.

The accommodation begins with an entrance hallway, with stairs to the first floor and a door into the spacious front-aspect sitting room, featuring a feature fireplace. To the rear is the kitchen/dining room, fitted with a good range of base and eye-level units, worktops, and integrated appliances, with additional space for a dining table and chairs. A door opens directly out onto the garden.

On the first floor, there are two generously proportioned double bedrooms, both offering ample space for freestanding furniture, along with a spacious family bathroom fitted with a white three-piece suite and a bath with overhead shower. From the second bedroom, a staircase leads to the top floor, where a versatile bonus room is currently arranged as a study/playroom, complete with Velux window and useful eaves storage.

Outside

To the front, the house is set behind a small garden with a pathway to the front door.

The rear garden is a real feature, offering a patio ideal for outdoor entertaining, leading onto a lawn bordered by mature hedges and well-stocked beds. At the rear is extremley useful Summer house.

Summer House (106 sq ft)

Completing this property is an insulated detached summer house with power and lighting that offers a multitude of potential uses. This versatile space has been separated into to rooms both with separate entrances. The first is a home office and the 2nd part is a great play room , occasional bedroom or hobbies room.

Location

Dorking town offers a comprehensive range of shopping, social, recreational, and educational amenities. For the commuter, there are three nearby railway stations: Dorking mainline (Victoria and Waterloo in approximately 50 minutes) and Deepdene (Gatwick to Reading) are both within a mile. The M25 is just seven miles north, accessible via the A24 to Leatherhead (Junction 9) or the A25 to Reigate (Junction 8). The surrounding area is renowned for its outstanding countryside, including Ranmore and Box Hill (National Trust), perfect for walking and riding enthusiasts, along with Denbies, England's largest vineyard, offering wonder ful views.

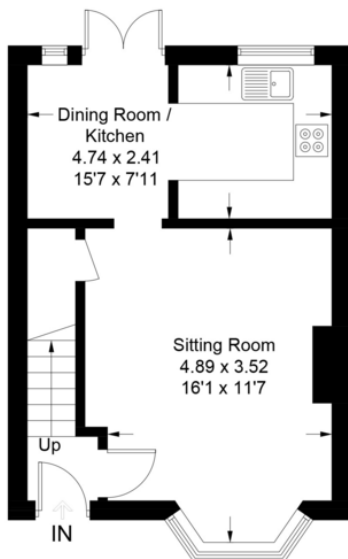
VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

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.

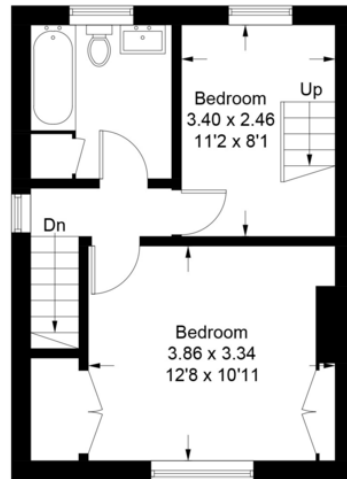


Vincent Lane, RH4

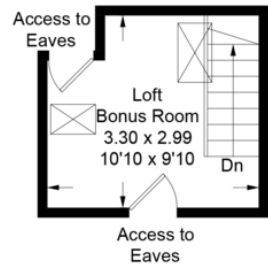
Approximate Gross Internal Area = 65.9 sq m / 709 sq ft
 Outbuilding = 9.9 sq m / 106 sq ft
 Total = 75.8 sq m / 815 sq ft
 Loft = 9.3 sq m / 100 sq ft



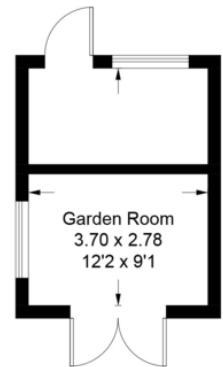
Ground Floor



First Floor



Loft Bonus Room



(Not Shown In Actual Location / Orientation)

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. (ID123691)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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 Street, Dorking, Surrey,
 RH4 2HD

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 01306 776674



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