



Wathen Road

Dorking

Guide Price £839,950

Property Features

- NO ONWARD CHAIN
- OVER 1725 SQ FT IN TOTAL
- BEAUTIFULLY PRESENTED THROUGHOUT
- TOWN CENTRE LOCATION
- FOUR BEDROOMS
- FAMILY BATHROOM, ENSUITE & DOWNSTAIRS W/C
- TWO LARGE RECEPTIONS ROOMS
- SHORT WALK TO THE ASHCOMBE SCHOOL
- FRONT & REAR GARDENS
- NEXT TO MEADOWBANK PARK



Full Description

NO ONWARD CHAIN – A beautifully maintained four-bedroom Victorian home offering over 1,725 sq ft of versatile accommodation, with stunning views of Ranmore and a delightful west-facing garden. Conveniently located in the heart of Dorking, just a short walk from the town centre, mainline stations, excellent schools, and miles of open countryside. This classic Victorian property showcases all the period character you'd expect, including sash windows, feature fireplaces and high ceilings, while blending seamlessly with modern family living.

The property begins in the front-aspect sitting room, full of charm, with a striking fireplace, fitted shelving and a large bay window creating a warm and inviting space. There is plenty of space for flexible seating arrangements and seamlessly connects to the 16ft dining room, an excellent space which has been fitted with a range of bespoke storage and offers ample space for a family dining table to enjoy family meals and entertaining friends. To the rear, the property opens into a spacious kitchen, thoughtfully designed to maximise space with a range of traditional cabinets, integrated appliances and double doors which lead out to the garden. Finishing off the ground floor is a useful W/C and basin.

Upstairs, the first floor offers three bedrooms and a family bathroom. The principal bedroom is a generous size, with built-in wardrobes and a private en suite shower room. A further double and a good-sized single (perfect as a study or nursery) share the stylish bathroom which includes a bath and separate shower. A further staircase leads to the top floor, home to a superb fourth bedroom with access to plenty of eaves storage and panoramic views across Dorking and Ranmore. This versatile room is ideal as a teenager's retreat, guest suite or home office.

All of the rooms have been fitted with attractive plantation shutters for added privacy.

Outside

To the front, a pretty courtyard garden with mature planting provides privacy. The Southwest facing rear garden is beautifully landscaped, featuring a full-width patio for outdoor dining, a lawn and well-stocked borders. Fully enclosed, it offers a peaceful and secluded retreat.

Council Tax Band & Utilities

This property falls under Council Tax Band E. The property is connected to mains water, drainage, gas and electricity. The broadband is a FTTC connection. the property is subject to Probate being granted.

Location

Dorking town offers a comprehensive range of shopping, social, recreational and educational amenities with facilities for the commuter from one of three railway stations. Dorking railway station (Victoria and Waterloo in approx 50 minutes) being within close proximity (1 mile). The M25 is accessed seven miles north equidistant via the A24 to Leatherhead Junction 9 or the A25 to Reigate Junction 8. The general area is famous for its outstanding countryside including Ranmore and Boxhill (National Trust) and is ideal for the walking and riding enthusiast and Denbies, England's largest vineyard, where they run daily tours.

VIEWING - Strictly by appointment through Seymours Estate Agents, 62 South Street, Dorking, RH4 7HD.

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.





Wathen Road, RH4

Approximate Gross Internal Area = 135.0 sq m / 1454 sq ft
(Excluding Reduced Headroom / Eaves Storage)
Reduced Headroom / Eaves Storage = 25.5 sq m / 274 sq ft
Total = 160.5 sq m / 1728 sq ft



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. (ID1236350)

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

EPC TBC



CONTACT

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