



Meadowbrook Road, Dorking

OIEO £450,000

- END OF TERRACED PERIOD HOUSE
- TWO BEDROOMS & BONUS LOFT ROOM
- TWO RECEPTION ROOMS
- PRETTY WEST FACING COURTYARD GARDEN
- LIVING ROOM WITH LOG BURNING STOVE
- CONVENIENT TOWN CENTRE LOCATION
- SHORT WALK TO MEADOWBANK PARK & TRAIN STATIONS
- PERMIT PARKING
- FIRST FLOOR BATHROOM
- STUNNING COUNTRYSIDE WALKS CLOSE BY

EPC Rating '60'



A characterful house with two double bedrooms and a bonus loft room, combining stunning period features with modern design to create a warm and stylish home. Perfectly positioned in the heart of Dorking, it is just a short walk from the High Street, mainline train stations and Meadowbank Park, offering excellent convenience for families and commuters alike.

The ground floor is full of character, with a welcoming front lounge featuring a wood-burning stove, bespoke built-in shelving and original wooden floors complemented by updated double-glazed sash windows. Beyond this is a bright and well-proportioned dining room with further built-in storage and a large window that fills the space with natural light. The kitchen, extended into the historic lean-to, offers generous workspace and storage, a large gas range cooker and space for freestanding appliances. Skylight windows flood the room with light and a door opens directly onto the pretty courtyard garden.

Upstairs, the first floor offers a particularly spacious main bedroom with built-in wardrobes, a second single bedroom enjoying lovely views over the garden and a well-appointed family bathroom with bath, separate shower cubicle and a large built-in linen cupboard accessed off the landing. From the landing, a fitted loft ladder provides access to a generous bonus loft room with Velux windows and eaves storage, offering excellent potential to convert into a third bedroom, subject to the necessary planning permissions.

This home perfectly balances Victorian charm with modern touches, making it a stylish and practical choice in a sought-after central Dorking location.

Outside

To the rear, the property enjoys a private courtyard garden designed for low maintenance. A generous West facing patio area provides the perfect setting for al fresco dining or relaxing on a sunny afternoon. The garden is fully enclosed, offering a high degree of privacy, with access out to the side of the property.

Council Tax & Utilities

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

Location

Meadowbrook Road is situated in 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 within close proximity (0.9 miles), just a short 19 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 (11 minute walk) and The Priory (15 minute walk) 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.

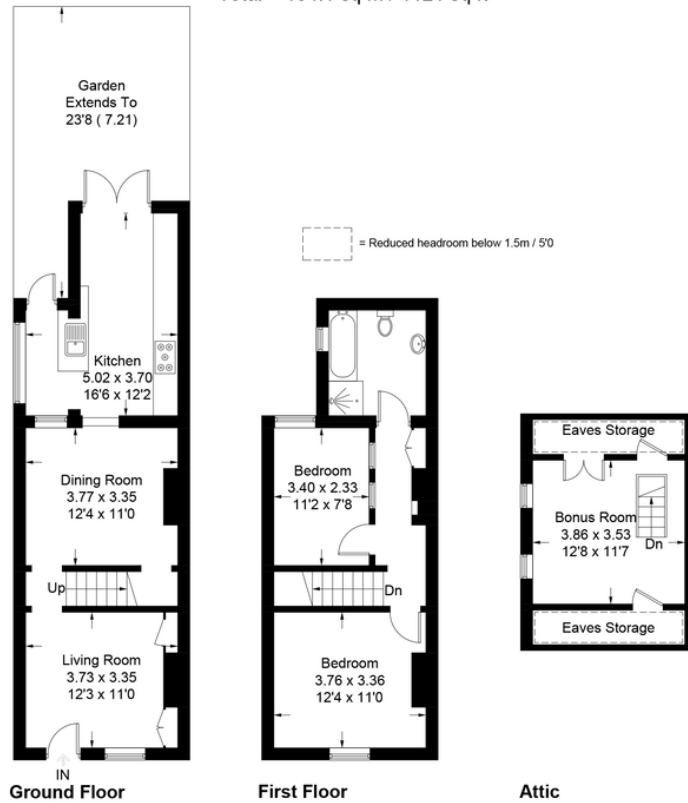
VIEWING - Strictly by appointment through Seymours Estate Agents, 62 South Street, Dorking, RH4 2HD.

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.



Meadowbrook Road, RH4

Approximate Gross Internal Area = 83.3 sq m / 897 sq ft
 Bonus Room = 14.4 sq m / 155 sq ft
 Eaves Storage / Reduced Headroom = 6.4 sq m / 69 sq ft
 Total = 104.1 sq m / 1121 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. (ID1243615)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

Cummins House, 62 South
 Street, Dorking, Surrey,
 RH4 2HD

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 01306 776674



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