



Church Street

Dorking

Guide Price £575,000

Property Features

- TWO DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN/DINING ROOM
- DORKING TOWN CENTRE
- SOUTH FACING LOW MAINTENANCE PRIVATE REAR GARDEN
- END OF TERRACE PERIOD HOME
- TWO STYLISH EN-SUITE SHOWER ROOMS
- SHORT WALK TO MAINLINE TRAIN STATIONS & OPEN GREEN SPACES
- PERMIT PARKING NEARBY
- CLOSE TO MILES OF STUNNING OPEN COUNTRYSIDE



Full Description

A beautifully presented and stylish two double bedroom end-of-terrace Victorian home, retaining much of its original character while offering modern, contemporary living. Positioned on the ever-popular and historic Church Street, the property enjoys a highly convenient setting within easy walking distance of Dorking town centre and its excellent range of shops, cafés and transport links.

The accommodation opens into a welcoming front-facing sitting room, filled with natural light from a large sash window and featuring an attractive period fireplace that creates a warm and inviting atmosphere. Plantation shutters provide privacy from the street while complementing the tranquil feel of the room. A small step leads up to the impressive kitchen/dining room at the rear, which has been fitted with an extensive range of quality cabinetry, solid oak work surfaces and integrated appliances for a sleek finish. A substantial central island provides excellent storage along with seating for casual dining. Bi-folding doors open directly onto the delightful courtyard garden, allowing the outside space to become a natural extension of the home and creating a wonderfully bright and sociable environment. The useful cloakroom finishes the ground floor.

Stairs rise to the first-floor landing which gives access to both bedrooms and the loft. Each room is a generous double, with the principal bedroom benefitting from built-in storage and a smart en-suite shower room. The second bedroom is also spacious with built-in storage and enjoys plenty of natural light and also has its own en-suite shower room.

Outside

The south facing rear courtyard garden has been hard landscaped for low maintenance and is fully enclosed by walls, offering a high degree of privacy and a perfect setting for outdoor dining or relaxing in the warmer months. A charming summer house with power and lighting provides versatile additional space, ideal for use as a home office or studio.

Location

Church Street 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 proximity just a short walk away offering a direct service into London Victoria and London Waterloo in approximately 55 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.

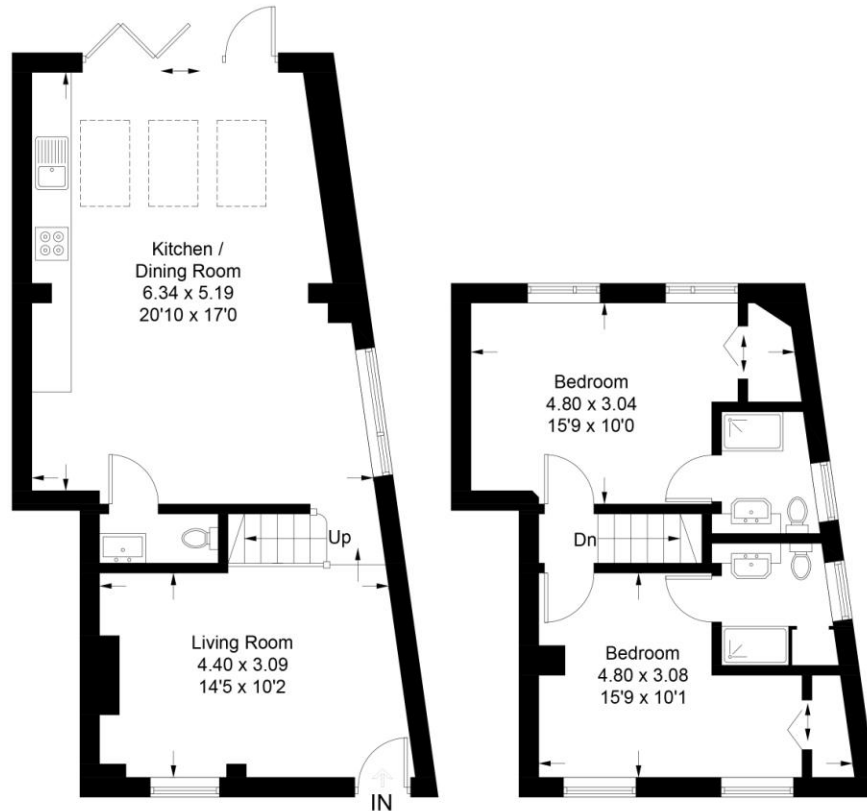
Agents Note: These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by





Church Street, RH4

Approximate Gross Internal Area = 83.5 sq m / 899 sq ft



Ground Floor

First Floor

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. (ID822479)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

D

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

CONTACT

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