



94 Rothes Road, Dorking, Surrey, RH4 1LB

Price Guide £700,000



- ATTRACTIVE VICTORIAN HOME
- THREE DOUBLE BEDROOMS
- KITCHEN & UTILITY
- LANDSCAPED GARDEN
- BASEMENT

- PRIME LOCATION
- TWO RECEPTION ROOMS
- VIEWS OF MEADOWBANK PARK
- CLOSE TO MAINLINE STATIONS
- SEMI DETACHED

## Description

Situated on Rothes Road, within easy reach of Dorking High Street, this desirable semi-detached Victorian house offers well-balanced and versatile accommodation in a convenient and well-regarded location.

Arranged over three floors, the property provides three double bedrooms, making it well suited to family living or those seeking to be close to Dorking's Town Centre. The ground floor comprises two reception rooms, offering flexibility for both relaxing and dining, together with a conservatory to the rear providing an additional reception area with delightful views over the garden.

The property benefits from stunning views across Meadowbank Park and Dorking's mainline stations are within easy walking distance offering regular services to London, making the location particularly suitable for commuters.

The house has been extended to enhance the overall living space, resulting in a bright and practical layout. A cellar provides further useful accommodation, with scope to adapt to a variety of uses including storage, a home office or hobby space.

Externally, the rear garden has been thoughtfully arranged, with a raised patio area suitable for outdoor dining, a level lawn bordered by established planting, and a greenhouse positioned towards the rear.

In summary, this charming property is a rare find and offers a combination of period character and modern living space, complemented by a well-proportioned garden and a convenient position close to local amenities and transport links.

## Situation

Moments from Dorking town centre with its excellent range of shops and restaurants including Waitrose and Marks & Spencer, Waterstones and TG Jones along with various restaurants, Coffee shops and Michelin star restaurant Sorrel, there is also a number of well-regarded pubs.

The Dorking Halls, at the eastern end of the town, includes a cinema and a sports centre, as well as a 24-hour fitness centre.

There is a highly regarded selection of schools close by to the property including St Pauls School, The Ashcombe, The Priory and The Powell Corderoy all within easy reach.

Dorking mainline station offers services to London Victoria or Waterloo, both via Epsom & Clapham Junction (journey time approx. 55 minutes) also there are two further stations, Dorking Deepdene & Dorking West stations providing services to Guildford, Reigate, Gatwick and beyond.

To the north of the town is Denbies Vineyard, the UK's largest, which has tours, restaurants, a shop, a brewery and some wonderful walks.

**Tenure**

Freehold

**EPC**

D


**Council Tax Band**

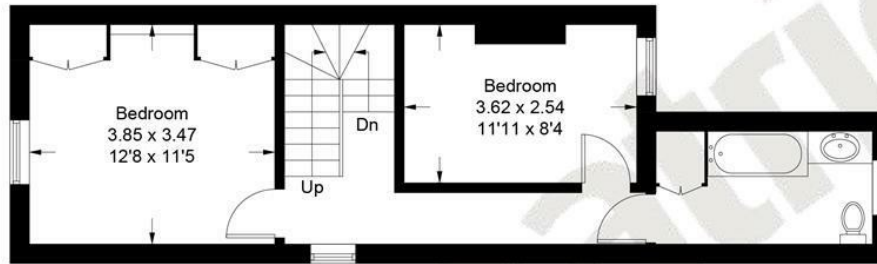
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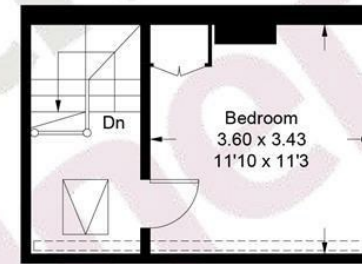
Approximate Gross Internal Area = 105.7 sq m / 1138 sq ft  
 Cellar = 16.1 sq m / 173 sq ft  
 Shed = 4.1 sq m / 44 sq ft  
 Total = 125.9 sq m / 1355 sq ft



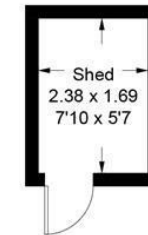
 = Reduced headroom below 1.5m / 5'0



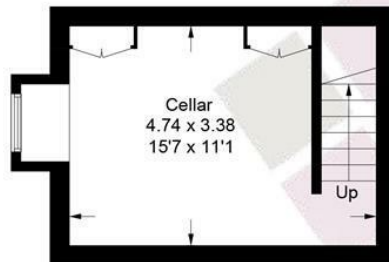
First Floor



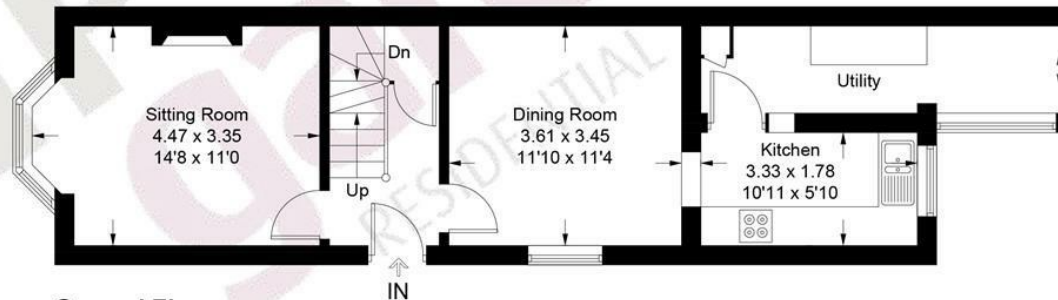
Second Floor



(Not Shown In Actual Location / Orientation)



Cellar



Ground 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 decisions reliant upon them. (ID1293119)

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