



Cotmandene, Dorking
£485,000





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Set within one of Dorking's most sought-after and historic locations, this beautifully presented cottage enjoys stunning views towards Box Hill and the rare combination of countryside surroundings with town-centre convenience.

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There are few spots in Dorking quite as special as Cotmandene. Tucked away beneath Box Hill and surrounded by some of Surrey's most beautiful countryside, this charming two-bedroom cottage offers a wonderful blend of character, comfort and convenience.

The sitting room is full of warmth and personality, centred around a fireplace with a log burner that makes it an inviting space whatever the season. The kitchen has been thoughtfully updated by the current owners, providing plenty of worktop space, useful storage and a separate larder, while still retaining the cottage feel that makes the home so appealing.

Upstairs are two double bedrooms and a family bathroom, making it a fantastic option for first-time buyers, downsizers or anyone looking for a character home in a truly unique location.

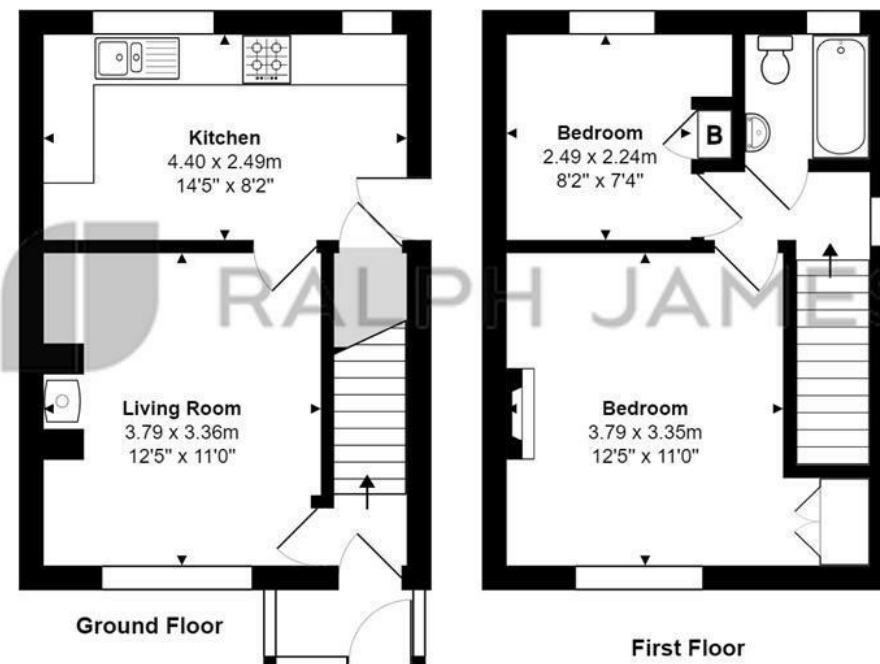
From the front of the property, there are lovely views towards Box Hill, while Dorking town centre is just a short walk away, offering an excellent selection of independent shops, cafés and restaurants. For those commuting further afield, the station is also within easy reach.

Extending to approximately 629 sq ft, this is a home that feels instantly welcoming. Whether you're drawn to the charm of the cottage itself, the surrounding countryside or the convenience of being so close to the town centre, Cotmandene remains one of Dorking's most sought-after places to call home.



Need to know

- Beautifully maintained period cottage in a sought-after conservation setting.
- Quietly tucked away in historic Cotmandene, moments from Dorking town centre.
- Inviting living room featuring a wood-burning stove and attractive feature fireplace.
- Thoughtfully updated kitchen with countryside views towards Box Hill.
- Principal bedroom with original fireplace and delightful outlook across Cotmandene.
- Generous second double bedroom overlooking the rear aspect.
- Stylishly appointed family bathroom.
- Charming front seating area, perfect for morning coffee and al fresco dining.
- Secluded rear garden offering privacy and convenient side access.
- Dorking Deepdene and mainline stations both within easy reach.



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Total Area: 58.5 m² ... 629 ft²
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