



Quarry Cottage, 32 Leslie Road, Pixham, Dorking, RH4 1PS

Price Guide £400,000



- CHARMING SEMI-DETACHED COTTAGE
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- DOUBLE GLAZED WINDOWS
- GARDEN/OFFICE SPACE TO REAR
- SOUTH-FACING REAR GARDEN
- POPULAR VILLAGE OF PIXHAM
- ACCESS TO RIVERSIDE WALKS
- IDEAL FIRST PURCHASE
- SHORT WALK TO DORKING STATIONS

Description

This attractive Victorian cottage combines period character with the comforts of modern living. The accommodation includes two reception rooms, offering versatile space for both relaxing and entertaining, alongside two well-proportioned bedrooms, making it an appealing home for couples, small families or those seeking a character property in a convenient location.

The ground floor layout includes a bathroom positioned to the rear of the kitchen. Outside, the south-facing garden enjoys a timber-framed outbuilding at the far end, offering potential for use as a home office, studio or additional garden space.

The property is well-placed for local railway stations, providing convenient links for commuters, while the nearby riverside walks and surrounding countryside at the foot of Box Hill, an area of Natural Outstanding Beauty, offer excellent opportunities for walking and outdoor pursuits. Combining period charm, a practical layout and a desirable village setting, this appealing cottage offers a relaxed lifestyle within easy reach of Dorking's shops, amenities and transport connections.

Situation

Quarry Cottage is located in the popular village of Pixham, and just a short walk from the heart of the market town of Dorking. The town centre offers an excellent selection of independent shops, boutiques and cafés alongside well-known retailers including Waitrose, Sainsbury's and Marks & Spencer. There is also a diverse choice of restaurants, coffee shops, traditional pubs and other everyday amenities, all within easy reach.

Beyond the town centre, Dorking is surrounded by the beautiful Surrey Hills countryside, offering exceptional opportunities for walking, cycling and enjoying the outdoors. Box Hill, Leith Hill, Ranmore Common, Norbury Park and Holmwood Common are all within easy reach, while the nearby Denbies Wine Estate, England's largest vineyard, provides a popular destination for visitors and residents throughout the year.

Dorking also offers a strong range of cultural and leisure facilities, including the art deco Dorking Halls, with its theatre and cinema, and Dorking Sports Centre, which provides a wide range of sporting and recreational facilities. The town is served by three railway stations, providing convenient connections to London, Guildford and destinations to the south. With the convenience of the town centre on the doorstep and the Surrey Hills countryside close by, Quarry Cottage provides an excellent base from which to enjoy both the amenities and lifestyle that Dorking has to offer.

Tenure

Freehold

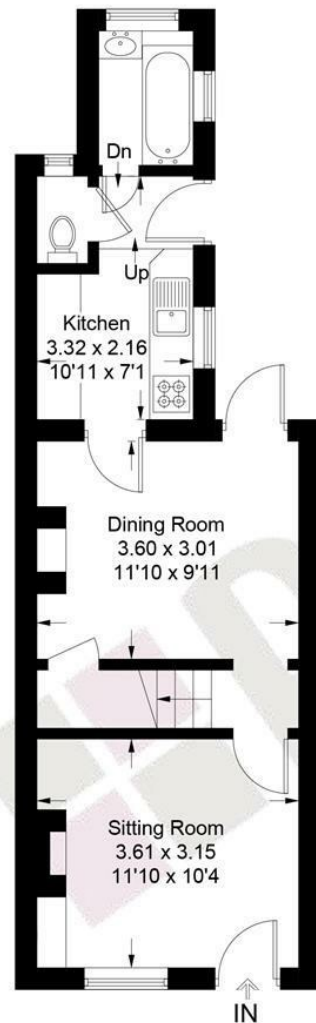
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Council Tax Band

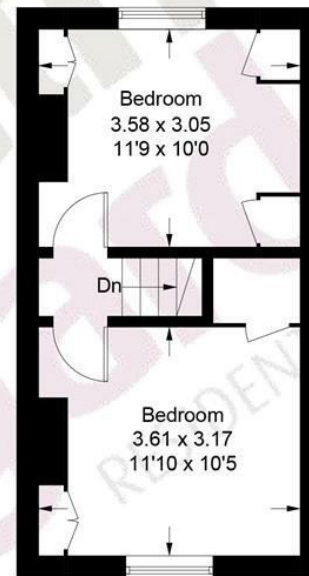
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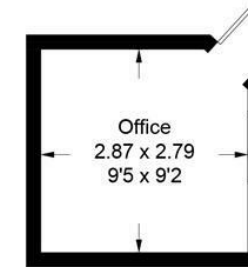


Ground Floor

Approximate Gross Internal Area = 63.0 sq m / 678 sq ft
 Office = 7.8 sq m / 84 sq ft
 Total = 70.8 sq m / 762 sq ft



First Floor



(Not Shown In Actual
Location / Orientation)

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. (ID1342669)
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